



1/14 St Margaret's Place
Marchmont, Edinburgh, EH9 1AY

CALL US ON 0131 447 4747

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For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Entrance vestibule
- Reception hall
- Bay windowed living room
- Dining kitchen with appliances
- Master bedroom with en-suite bathroom
- Two further good sized bedrooms all with fitted wardrobes
- Shower room
- Significant attic storage
- Gas central heating
- Double glazing
- Lift
- Garage
- Communal gardens



GENERAL DESCRIPTION

This secluded modern development sits within the prestigious Marchmont district of the City, is perfectly positioned for access to a wide range of local amenities on your doorstep and within walking distance of Edinburgh City Centre. The bright top floor flat benefits from lift access, private garage and secure door entry system.

FACTORS

Factoring services are provided by Charles White, to include lift and garden maintenance and communal insurance policy.

COUNCIL TAX BAND

TRAIN STATION

AIRPORT

BUSES

G.

APPROXIMATELY 1.3 MILES TO HAYMARKET TRAIN STATION.

APPROXIMATELY 8.9 MILES TO EDINBURGH AIRPORT.

WITHIN 100 METRES.

LOCATION

Marchmont is a sought-after residential area which lies to the south of the city centre. It offers a wide variety of local amenities including convenience and specialty shops, a bank, Post Office and Chemist. In addition there are a number of popular coffee shops bars, and restaurants. Further amenities can be found at nearby Newington, Morningside and Bruntsfield. Leisure facilities are excellent and include Warrender swim centre, The Meadows and Bruntsfield Links where facilities include children's playground, tennis courts, bowling and pitch and putt. Excellent walks can be enjoyed on nearby Blackford Hill, the Hermitage of Braid and the Pentland Hills. An efficient public transport network is on hand which operates to most parts of the town and surrounding areas. The city bypass and main motorway networks are also within easy reach.

EXTRAS:

ALL LIGHT FITTINGS, FITTED CARPETS, WINDOW BLINDS AND CURTAINS TOGETHER WITH THE OVEN, HOB, COOKER HOOD, FRIDGE, FREEZER, WASHING MACHINE AND DISHWASHER WILL BE INCLUDED IN THE SALE. THE PROPERTY WILL BE SOLD AS SEEN AND THERE ARE NO GUARANTEES FOR ANY OF THE KITCHEN APPLIANCES.





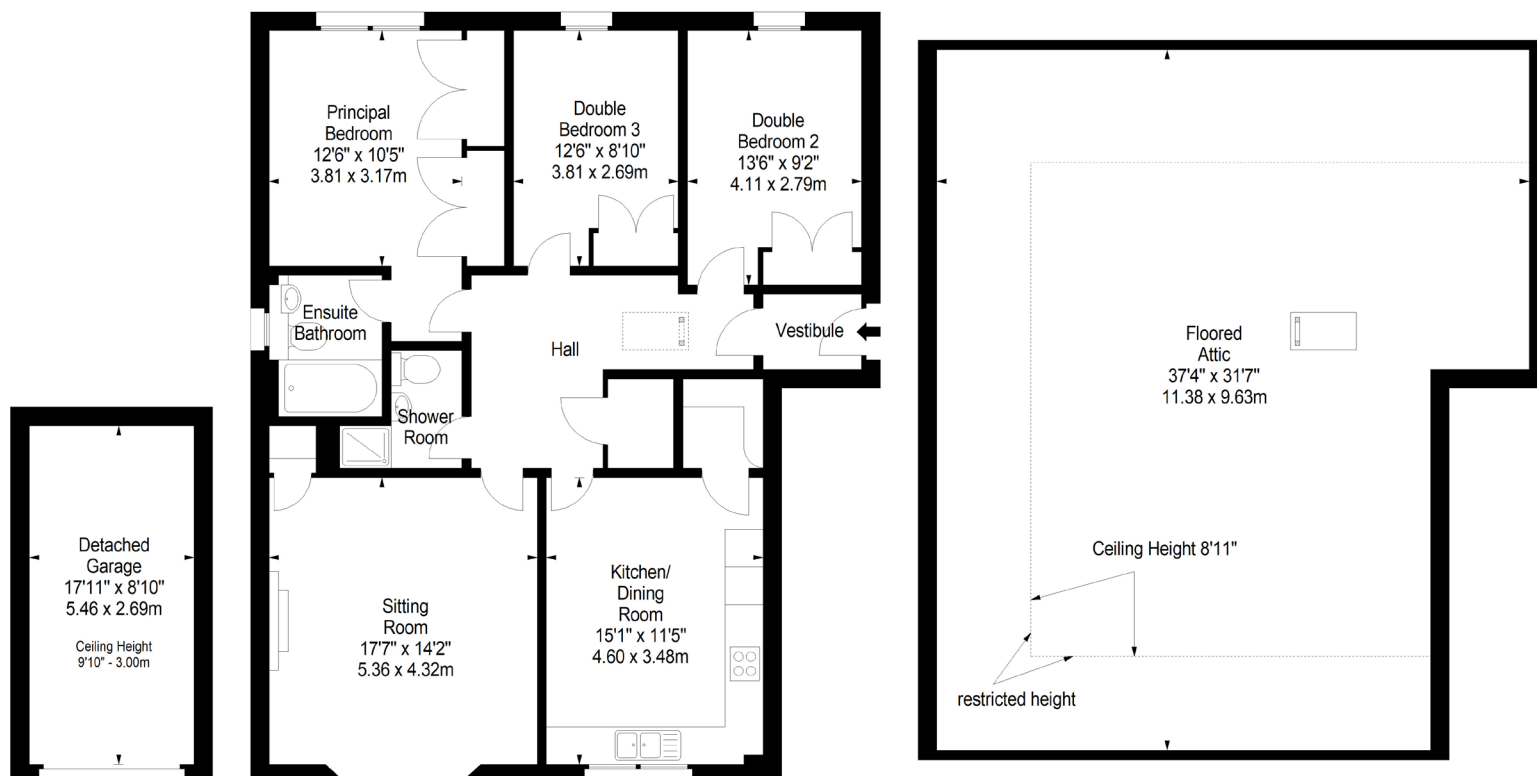
St. Margaret's Place, EH9 1AY



Approx. Gross Internal Area
1131 Sq Ft - 105.07 Sq M
Floored Attic
Approx. Gross Internal Area
1067 Sq Ft - 99.12 Sq M
Detached Garage
Approx. Gross Internal Area
158 Sq Ft - 14.68 Sq M
For identification only. Not to scale.
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Key :-

CH :



ENERGY PERFORMANCE
CERTIFICATE RATING C



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WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.