



97 (3F2) Marchmont Road, Edinburgh, EH9 1HB

*Well-presented two-bedroom top floor flat with box room and views towards Edinburgh Castle & Arthurs Seat*

URQUHARTS  
EDINBURGH



## DESCRIPTION

97 (3F2) Marchmont Road is an attractive, generously proportioned two-bedroom top/third floor flat with box room, offering fantastic views towards Edinburgh Castle, Arthurs Seat and The Pentlands. Superbly situated in the desirable Marchmont area, with excellent local amenities and schools on the doorstep, and is a convenient distance to the city centre & surrounding areas.

Welcoming entrance hall with several storage cupboards; bright and spacious bay windowed living room with fireplace and box room off, currently used as a guest bedroom/home office/study (which can also be accessed via the hall); fitted kitchen / dining room with wall and base units, integrated appliances and pantry/storage cupboards; two good-sized double bedrooms; and a bathroom with three-piece suite.

## ACCOMMODATION

Entrance hall. Living room. Kitchen / Dining room. Two double bedrooms. Bathroom. Box room.

Gas central heating. Mixture of secondary glazing and single glazing. Well-maintained communal rear garden. Residents permit and pay & display on street parking.

## NOTES

1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.

2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.

3. All measurements are approximate and any plans are for guidance only and are not guaranteed.

4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.

5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.

6. These particulars are not intended to nor will they form part of any contract.

7. A Home Report is available upon request from Urquharts Property – please email [property@urquharts.co.uk](mailto:property@urquharts.co.uk).

## LOCATION

Marchmont Road is situated within the highly sought after residential area of Marchmont and within walking distance of good schools, main university campuses and city centre. Local shops cater for everyday needs, and Cameron Toll Shopping Centre with a Sainsbury's supermarket and other retail shops is only a short distance away. The Meadows and Bruntsfield Links public parks are very close offering tennis, bowling, croquet and two children's' playgrounds. Other recreational facilities in the area include the Warrender Swim Centre and Gym, Royal Commonwealth Pool, the green open spaces of Holyrood Park, Arthurs Seat, Warrender Swim Centre and Gym, Blackford Pond and The Hermitage of Braid and several well-renowned golf courses. Nearby districts of the Grange, Bruntsfield and Morningside are all within easy reach offering further shops including a Waitrose and M&S Food Hall, cafes, restaurants, and boutique shops. Regular buses, cycle paths and footpaths provide quick access into the city centre and surrounding areas, with both Waverley and Haymarket stations easily accessible. The City Bypass can be reached by car providing links to the major motorway networks, Edinburgh Airport and The Forth Road Bridge/Queensferry Crossing. Catchment schools are the well-regarded James Gillespie's Primary and James Gillespie's High School with private schooling available at nearby George Watson's College, George Heriots School, and Merchiston Castle School.

## INCLUDED IN SALE

All fitted floor coverings, light fittings, curtains & blinds, kitchen appliances and wardrobes.

## PRICE AND VIEWING

For price and viewing arrangements please contact Urquharts 0131 556 2896

## HOME REPORT

The Home Report is available at [www.espc.com](http://www.espc.com) or by contacting Urquharts Property on 0131 556 2896 or email: [property@urquharts.co.uk](mailto:property@urquharts.co.uk). All interested parties are advised to view the Home Report prior to viewing the property.

The property has a Council Tax Band E

The property has an Energy Rating Category C

Tenure Freehold

3 Flat 2,  
97 Marchmont Road,  
Edinburgh, EH9 1HB



Approx. Gross Internal Area  
1014 Sq Ft - 94.20 Sq M  
For identification only. Not to scale.  
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