

# 38 (2F1) Thirlestane Road, Marchmont Edinburgh, EH9 1AW

OFFERS OVER £340,000



drummondmiller



- Large 2nd floor flat in excellent residential district
- Spacious living room
- Separate kitchen/dining room
- 2 double bedrooms and a box room
- Period features and cornicing
- Scope to re-design
- Yards away from popular amenities
- EPC F

### Description

Set within a traditional building dating back to circa 1890, this generously proportioned second-floor flat offers 98 square metres of flexible living space full of timeless character and original charm. The accommodation includes two double bedrooms, a versatile box room (ideal as a home office or nursery), a bright living room, a spacious kitchen/diner, and a family bathroom. Throughout the property you'll find high ceilings and original sash-and-casement windows, creating an airy, light-filled interior that retains a strong sense of period elegance. Access is via a secure entry system, offering added peace of mind. While the flat would benefit from upgrading and modernisation, it provides a fantastic opportunity to create a stylish, character-filled home with excellent potential to add value. Investors or those looking to restore and personalise a property in a well-connected and established location.





### Grounds

There is an enclosed communal garden to rear.

### Parking

The area provides ample zoned permit parking for the residents.

### Location

Marchmont enjoys a vibrant village atmosphere with a range of independent cafés, artisan bakeries, boutique shops, and everyday conveniences. The area is particularly popular with professionals, families, and students due to its close proximity to The University of Edinburgh, Napier University, and the Meadows—a vast, scenic park ideal for walking, cycling, and socialising.

### Valuation

It has been valued at £350,000 for mortgage purposes to reflect the requirement for modernisation and the Home Report is available from the ESPC website.

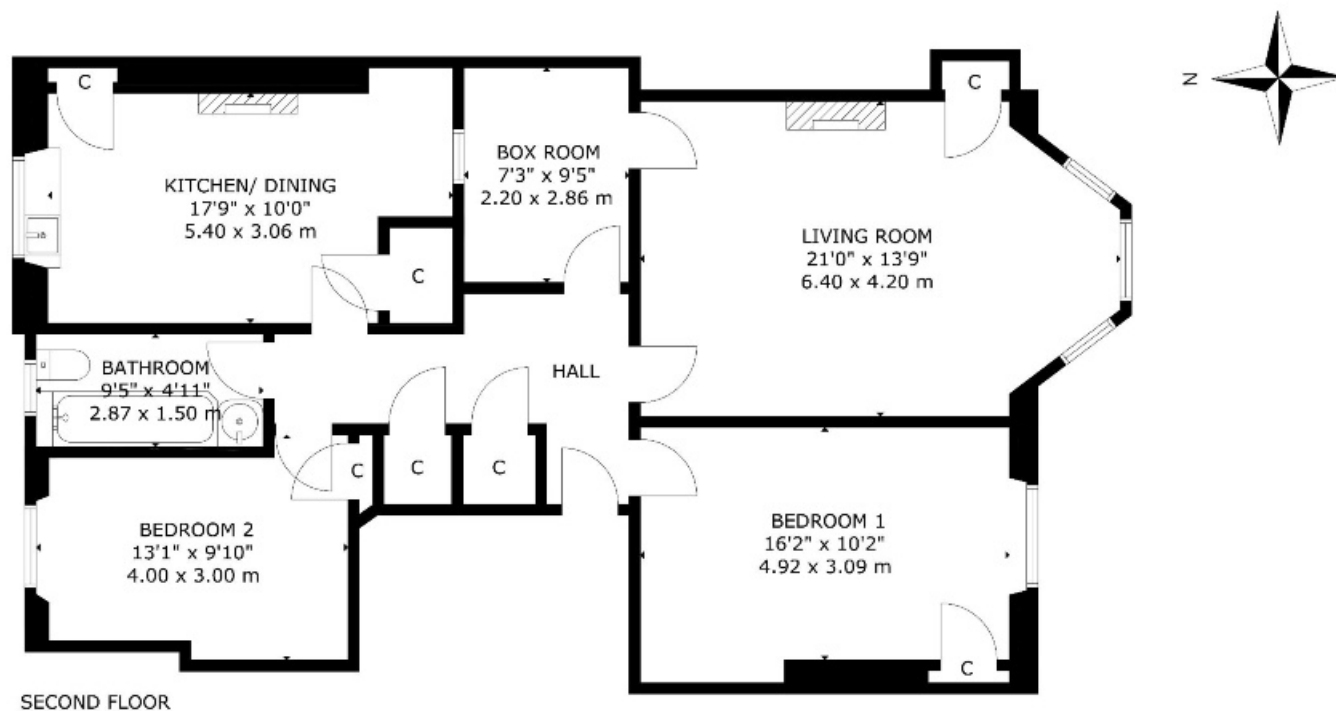
### Council Tax and EPC

The property lies in band E and has a F-rated Energy Performance Certificate.

### Viewing

Telephone Agent 0131 229 3399.





SECOND FLOOR

2F1 38 THIRLESTANE ROAD, EH9 1AW  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,057 SQ FT / 98 SQ M  
 All measurements and fixtures including doors and windows are  
 approximate and should be independently verified.  
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