



Flat 7, 47 Marchmont Crescent,
Marchmont, Edinburgh, EH9 1HF

CALL US ON 0131 447 4747

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Viewing arrangements: by appointment.
Please telephone Solicitors on 0131 447 4747.

- Secure video entry system.
- Communal entrance foyer & restored original staircase leading to all levels.
- Bright & spacious open plan living room/dining area/ kitchen with integrated appliances.
- Open staircase with glass balustrade leading to the upper landing.
- Two double bedrooms both with built-in wardrobes & full height glass partitions.
- Modern shower room with shower cubicle & heated towel rail.
- Further double bedroom on the lower level with built in wardrobe.
- Family bathroom with three-piece suite.
- Sash & case windows.
- Gas central heating with Hive thermostat.
- Philips Hue Smart home lighting system.
- Secure bike store.
- Permit & metered parking within surrounding streets.



GENERAL DESCRIPTION

An impressive and rarely available first and second floor duplex apartment forming part of a stunning converted Victorian 'B Listed' schoolhouse building. The property is situated in the prestigious Marchmont district, a truly enviable location with a wealth of independent retailers, coffee shops, bars and bistros. The beautiful open spaces of the Meadows and Bruntsfield Links are also within walking distance. This award-winning development by AMA Homes, circa 2014, has been created from the original high ceiling classrooms and designed in an open plan contemporary style with finishes throughout to a very high standard. Glass balustrades & full height glass partitions have been used to maximise the space. This outstanding home will appeal to a variety of buyers.

COUNCIL TAX BAND: F.
TRAIN STATION: APPROX. 1.2 MILES TO WAVERLEY STATION
APPROX. 1.4 MILES TO HAYMARKET TRAIN STATION.
AIRPORT: APPROX. 8 MILES TO EDINBURGH AIRPORT.
BUSES: ON THE DOORSTEP.

LOCATION

Positioned just south of the city centre, Marchmont Crescent is set in the prestigious Marchmont district and represents one of the most desirable postcodes in the capital. The area is popular with students, professionals and families alike owing to its leafy setting adjacent to The Meadows and proximity to the city centre, financial district and university quarter. The location enjoys a vibrant blend of independent shops and branded retailers, artisan coffee shops, cafes, takeaways, bars, pubs and restaurants. There is a Waitrose store and an M & S Food in neighbouring Morningside and a Sainsbury's Supermarket at nearby Cameron Toll Shopping Centre. Sport and fitness enthusiasts are spoiled for choice when it comes to indoor and outdoor facilities: from a state-of-the-art gym and swimming facilities at the Royal Commonwealth Pool, to tennis courts and football pitches at the Meadows. The property falls within the catchment area for some of the best primary and secondary schools in the city and is also conveniently placed for a choice of independent schools including George Watson's College, Merchiston Castle School and George Heriot's School.

FACTORING NOTE: The development is factored by James Gibb with an approximate charge of £150 per calendar month. This covers the maintenance of all the communal areas and also the block's building insurance.

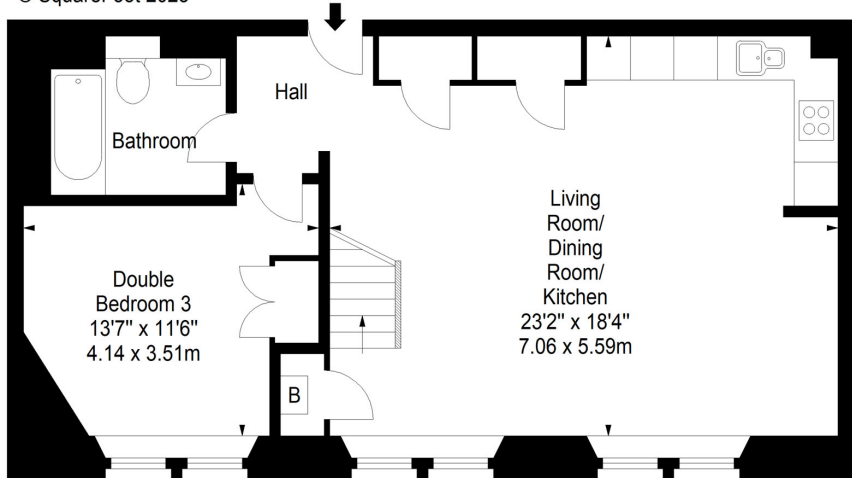
EXTRAS: ALL FITTED FLOOR COVERINGS, LIGHT FITTINGS, WINDOW BLINDS, CURTAINS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, MICROWAVE, COOKER HOOD, DISHWASHER, FRIDGE/FREEZER AND WASHER/DRYER. NO GUARANTEES WILL BE GIVEN FOR ANY OF THE WHITE GOODS.



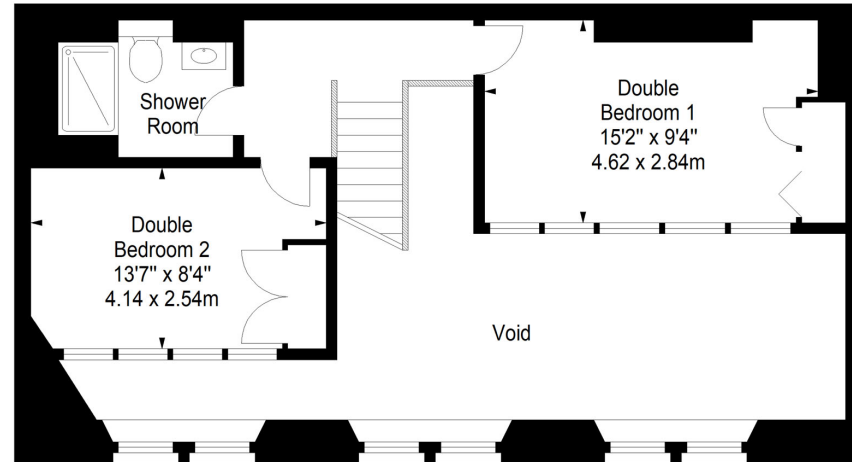
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Approx. Gross Internal Area
1049 Sq Ft - 97.45 Sq M
For identification only. Not to scale.
© SquareFoot 2025



First Floor



Mezzanine



**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.