



Deans Properties

Deans Solicitors and Estate Agents LLP



**70 (1F1) Marchmont Crescent
Marchmont, EH9 1HD**



FIRST FLOOR FLAT

- Living/Dining Room
- Kitchen
- Three Bedrooms
- Bathroom
- Communal Garden
- On-Street Permit Parking
- Gas Central Heating
- EPC Rating – C



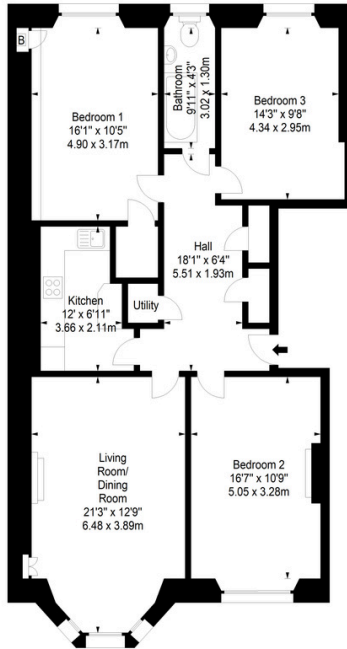
Forming part of a traditional Victorian tenement, this well-presented first floor flat is situated in the desirable area of Marchmont, slightly south of Edinburgh City Centre. This prime location offers excellent amenities including bars, cafes and shops and for those who enjoy the outdoors The Meadows and Bruntsfield Links are a short distance away. The property is conveniently placed for many University of Edinburgh buildings and there is a regular bus service to and from Edinburgh city centre. The accommodation comprises; large entrance hallway with two storage cupboards and utility, light and airy living/dining room with large bay windows and feature fireplace, modern kitchen, three spacious bedrooms and bathroom with overhead electric shower. The property benefits from traditional features such as the intricate cornicing and high ceilings. Further features include gas central heating, neatly maintained communal garden to the rear and on-street permit parking. Items included in the sale are fitted carpets & floor coverings, curtains, cooker, oven, hob, hood, fridge-freezer, washing machine, tumble dryer, dishwasher and light shades. The appliances included are sold as seen with no warranty provided. Other items of furniture may be sold by separate negotiation.



Marchmont Crescent,
Edinburgh,
Midlothian, EH9 1HD



Approx. Gross Internal Area
1107 Sq Ft - 102.84 Sq M
For identification only. Not to scale.
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Ground Floor



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Scottish Standard Clauses.

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