



Deans Properties

Deans Solicitors and Estate Agents LLP



**76/1 Thirlestane Road
Marchmont, EH9 1AR**



FIRST FLOOR FLAT

- Living Room
- Kitchen/Dining Room
- Four Double Bedrooms
- Boxroom
- Bathroom
- Shared Rear Garden
- On-Street Permit Parking
- Gas Central Heating
- EPC Rating – C



This generously proportioned first floor flat forms part of a traditional tenement in a highly sought-after location in Marchmont, close to a variety of local shops, cafes and independent shops and lovely outdoor space at The Meadows and Bruntsfield Links. The property retains attractive period features throughout including ornate cornicing, period fireplaces and wooden flooring. The accommodation comprises; spacious, south-facing bay-windowed living room, large kitchen/dining room with pantry, four good-sized double bedrooms, box room and bathroom with shower over bath. There is a neatly maintained, shared garden to the rear and on-street permit parking in the area. The property benefits from gas central heating. Included in the sale are the fitted carpets and floor coverings, oven, hob, hood, washing machine and dishwasher. The appliances included are sold as seen with no warranty provided.

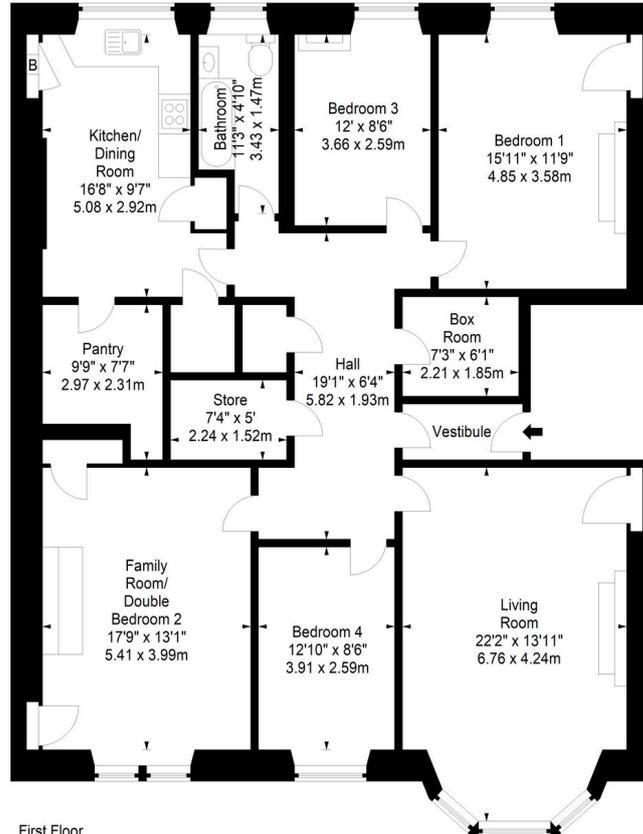




Thirlestane Road,
Edinburgh, EH9 1AR



Approx. Gross Internal Area
1647 Sq Ft - 153.01 Sq M
For identification only. Not to scale.
© SquareFoot 2024



First 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.

Deans Properties 
Deans Solicitors and Estate Agents LLP

0131 667 1900

mail@deansproperties.co.uk
www.deansproperties.co.uk