



25/1 Marchmont Road
Marchmont, EH9 1HY

Deans 
Solicitors & Estate Agents LLP



GROUND FLOOR FLAT

- Sitting Room/Dining Room
- Kitchen
- Three Double Bedrooms
- Bathroom
- Utility Room
- Private Front Garden
- Shared Rear Garden
- On-Street Parking
- Gas Central Heating
- EPC Rating – D



This tastefully presented main door, ground and garden flat retains attractive period features including ornate cornicing and fireplaces and offers flexible family accommodation. The property is located in the highly sought after area of Marchmont, close to a variety of convenient amenities including supermarkets, artisan stores, popular cafes, bars and restaurants and highly regarded schools. There is lovely outdoor space nearby at the Meadows and Bruntsfield Links and there are regular bus links to the city centre and surrounding areas. The accommodation comprises; spacious, bay-windowed sitting room, stylish kitchen/dining room with utility, three well-proportioned double bedrooms, one comfortable single bedroom, bathroom and shower room/utility. A large cellar and cupboards off the upper hallway give ample storage space. There is a lovely, secluded, south-facing private garden to the front and a further shared garden to the rear. The area benefits from on-street permit parking. Planning permission has been obtained for reconfiguration of the lower floor to add an additional bedroom and provide direct access to the rear garden and can be viewed on the Council Planning Portal under reference 22/02608/FUL. The property has gas central heating. Included in the sale are the fitted carpets and floor coverings, cooker and washer/dryer. All appliances included above are sold as seen with no warranty provided.

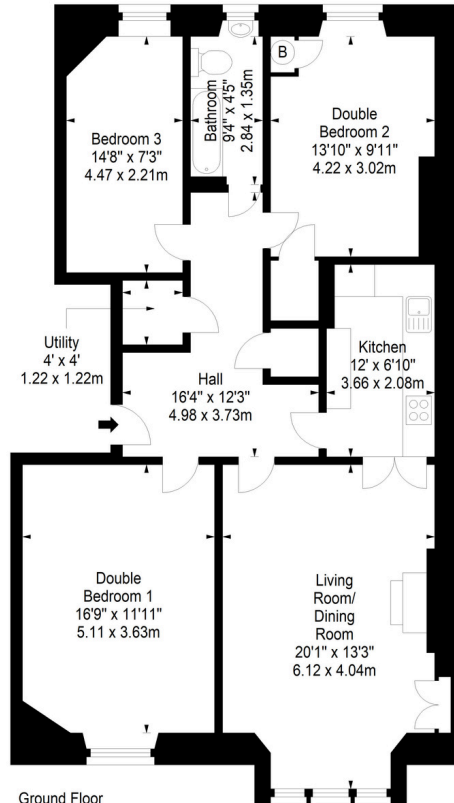




Marchmont Road,
Edinburgh,
Midlothian, EH9 1HY



Approx. Gross Internal Area
1046 Sq Ft - 97.17 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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