



Deans Properties

Deans Solicitors and Estate Agents LLP



**2F2, 60 Marchmont Road,
Marchmont, EH9 1HS**



SECOND FLOOR FLAT

- Living Room
- Kitchen/Dining Room
- Utility
- Three Double Bedrooms
- Boxroom
- Bathroom
- Communal Rear Garden
- Gas Central Heating
- On-Street Permit Parking
- EPC Rating - D



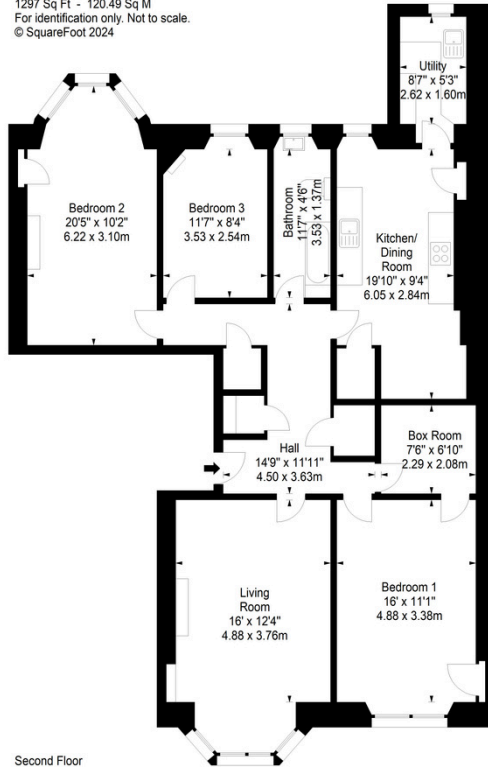
This well-proportioned second floor flat is located in the highly sought after area of Marchmont, close to a wide range of local amenities including supermarkets, artisan stores, popular cafes, bars and restaurants and highly regarded schools. There is lovely outdoor space nearby at the Meadows and Bruntsfield Links and there are regular bus links to the city centre and surrounding areas. The accommodation retains attractive period features and comprises; spacious, bay-windowed living room, large kitchen with dining area, sperate utility room, three good-sized bedrooms, box room and bathroom. Externally there is a well-maintained communal garden to the rear. There is 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, curtains, cooker, oven, hob, hood, fridge-freezer, dishwasher and light-shades. The appliances included are sold as seen with no warranty provided.



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Approx. Gross Internal Area
1297 Sq Ft - 120.49 Sq M
For identification only. Not to scale.
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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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