



4/1 Marchmont Crescent
Marchmont, EH9 1HN

deans 
Solicitors & Estate Agents LLP



FIRST FLOOR FLAT

- Living Room
- Kitchen/ Dining Room
- Two Double Bedrooms
- Box Room
- Store
- Shower Room
- Communal Rear Garden
- On-Street Permit Parking
- Double Glazing & GCH
- EPC Rating – B



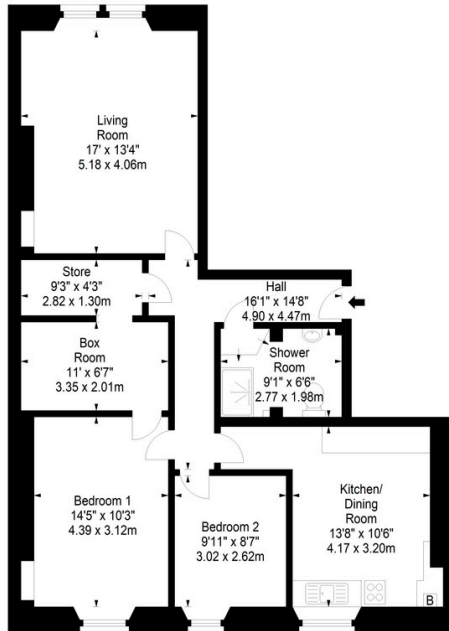
Forming part of a traditional tenement building, this well-presented first floor flat is situated in the highly sought after location of Marchmont, south of Edinburgh city centre. The property is close to a wide range of local amenities including artisan shops, bars and cafes. There is lovely outdoor space nearby at the Meadows and Bruntsfield Links and there are regular bus links to the city centre and surrounding areas. The accommodation comprises; a welcoming entrance hallway, bright and spacious living room, separate kitchen/ dining room, box room and store offering ample storage, two generously sized double bedrooms and a shower room. Externally, there is a well-maintained communal garden to the rear and there is on-street permit parking available in the area. Included in the sale is the; cooker, fridge-freezer and washing machine. All appliances are sold as seen with no warranty provided.



Marchmont Crescent,
Edinburgh,
Midlothian, EH9 1HN



Approx. Gross Internal Area
979 Sq Ft - 90.95 Sq M
For identification only. Not to scale.
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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.

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