



SIMPSON & MARWICK

**66 (1f2) Marchmont Road**

Marchmont, EH9 1HS

[simpsonmarwick.com](http://simpsonmarwick.com)

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## Attractive, generously proportioned 4 bedroom first floor flat with shared garden

- Sitting room/dining room
- Kitchen with all appliances
- Four double bedrooms
- Boxroom/study
- Bathroom and additional WC
- Generous accommodation with period features
- Shared garden to the rear
- Located in highly desirable residential area
- Residents' permit parking
- Gas central heating and double glazing

### Description

Forming part of a traditional tenement building, 66 (1f2) Marchmont Road is a bright and attractive four bedroom first floor flat located in the highly desirable residential area of Marchmont. The property lies within walking distance of a wide variety of local amenities and the delightful Meadows, Bruntsfield Links and the City Centre, and offers generously proportioned, flexible accommodation with the benefit of many period features throughout and access to a shared rear garden.





## Location

Marchmont is an extremely popular location which is situated approximately a mile south of Edinburgh's city centre. It offers a wide variety of local amenities including convenience and speciality shops, post office and chemist. In addition there are a number of coffee shops, bars and restaurants. The property is a short walk from the Meadows and Bruntsfield Links where facilities include children's playgrounds, tennis courts, a bowling green and a pitch and putt. Excellent walks can also be enjoyed on Blackford Hill, Hermitage of Braid and in the Pentland Hills and there are many excellent golf courses within easy reach as is Warrender Swim Centre. Access to the city centre is easy both on foot and by bus and the city bypass is nearby which connects into the motorway network North, South and West. Schooling is well represented in both the private and state sectors.

## Fixtures and Fittings

All fitted carpets, fitted floor coverings, curtains, blinds, light fittings, the hob, oven, extractor hood, 2 fridge's, freezer, washing machine and fitted furniture are included in the sale price. The property could be sold fully furnished and equipped if required.

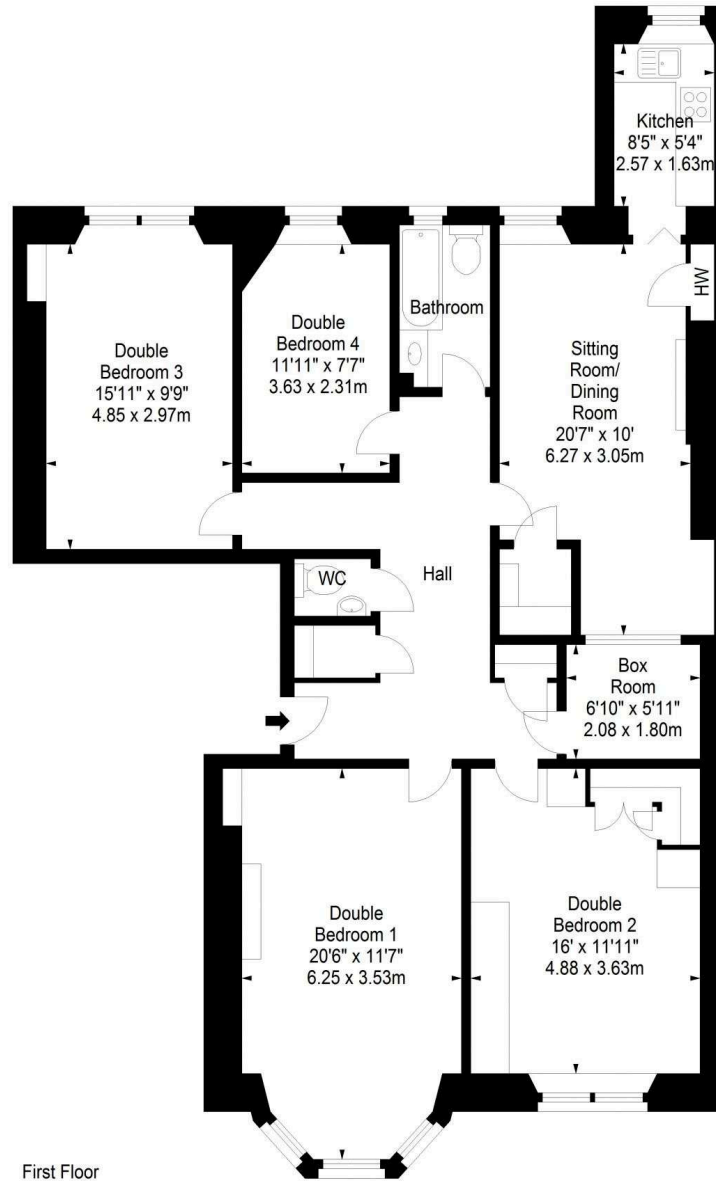
## EPC Rating C

## Home Report

The Home Report is available to download from our website [www.simpsonmarwick.com](http://www.simpsonmarwick.com). The condition of the property and any material matter is disclosed in the Home Report.



Approx. Gross Internal Area  
1298 Sq Ft - 120.58 Sq M  
For identification only. Not to scale.  
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Note: Interested parties should request their solicitor to note interest. The Seller is not bound to accept the highest or any offer. These particulars do not form part of any contract. The statements or plans are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested and no warranty is given as to their compliance with Regulations.