



SIMPSON & MARWICK

47/3 Marchmont Crescent

Marchmont, EH9 1HF

simpsonmarwick.com

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Exceptionally stylish four bedroom ground floor duplex apartment close to The Meadows

- Generous, triple aspect sitting room/dining room
- Stylish open plan kitchen with all appliances
- Mezzanine gallery, ideal for home working
- Four double bedrooms
- Family bathroom and additional shower room
- Well presented contemporary accommodation
- A short walk to the delightful Meadows
- Desirable residential area with excellent amenities
- Residents' permit parking and communal bike store
- Gas central heating and double glazing

Description

Forming part of a beautifully converted Victorian 'B Listed' school building, 47/3 Marchmont Crescent is an impressive four bedroom ground floor duplex apartment, ideally located in the heart of the highly desirable residential area of Marchmont. The property offers particularly bright and versatile family accommodation, fitted with high quality contemporary fixtures and fittings throughout, and is situated within easy walking distance of a wide variety of local amenities, the delightful Meadows, Bruntsfield Links and the City Centre.



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. James Gillespie's Primary and High School are the catchment schools in the area, with private schools nearby including George Watson's College, Merchiston Castle School and George Heriot's School.

Fixtures and Fittings

All fitted carpets, fitted floor coverings, electronic blinds, light fittings, induction hob, oven, extractor hood, microwave, fridge, freezer, dishwasher, washing machine, wall mounted shelving in the mezzanine, the hall mirror, the wall mounted television bracket and the shelving in double bedroom two are all included in the sale price.

EPC Rating C

The Home Report is available to download from our website www.simpsonmarwick.com. The condition of the property and any material matter is disclosed in the Home Report.



Approx. Gross Internal Area
1695 Sq Ft - 157.47 Sq M
For identification only. Not to scale.
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