

2/4 Marchhall Road, Newington, Edinburgh, EH16 5HR



Description

2/4 Marchhall Road is an extremely impressive south-facing double upper flat situated within a handsome C-listed detached building in a peaceful enclave of Newington, next to Prestonfield Golf Course. The property enjoys attractive views of Arthur's Seat and benefits from a well tended shared garden and an allocated parking space. This lovely home represents an ideal home for an individual or couple and boasts superbly proportioned interior with light filled living space enhanced by a pleasing mix of fine period features and modern fittings.

Accommodation Features

- Tranquil city location
- Beautiful communal entrance with secure entry system
- Welcoming entrance hall
- Southerly-facing living room & dining area
- Fully-integrated stylish kitchen
- Double-aspect master bedroom
- One further double bedroom
- Chic bathroom with freestanding bath and separate shower enclosure
- Additional WC
- Practical attic space
- Lovingly maintained communal grounds, incorporating an expansive walled rear garden, which is laid to lawn
- Allocated parking space

Extras

The fitted floor coverings, curtains, induction hob, cooker hood, oven, dishwasher, washing machine and fridge/freezer are included.

EPC Rating: C

Price and Viewing

For price and viewing information or further details on this property please contact us on 0131 557 3188.



Location

Located in the south of the capital, approximately two miles from the city centre, Newington is a thriving community in Edinburgh's Southside. It's most popular amongst families, city dwellers and students due to the superb amenities on offer and the convenience of access to Edinburgh's business sector and the central universities. The area is set against the backdrop of Arthur's Seat, one of the city's famous landmarks, and also borders the green expanse of the Meadows. This diverse demographic is reflected in the dynamic social scene and atmosphere, which is fuelled by an exciting blend of artisan coffee shops, pubs, bars, and cuisine from all corners of the globe. This is heightened further during the summer months when the area is transformed into the beating heart of the Edinburgh Festival Fringe. Residents enjoy access to an eclectic mix of independent shops, express supermarkets and high street retailers along Nicolson Street and South Clerk Street, with more extensive shopping facilities available at Cameron Toll shopping centre. It is ideally situated for The Royal Infirmary, The University of Edinburgh King's Buildings, and Napier University's Merchiston Campus. Regular bus services take you swiftly into Edinburgh's City Centre.





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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

