









Stylish two bedroom basement flat forming part of a handsome Victorian townhouse situated within Marchmont, one of Edinburgh's most highly regarded residential districts. The location is ideal for the excellent range of local amenities available in Marchmont and nearby Bruntsfield. There is a good choice of local specialist shops, mini supermarkets, cafes and bars within a short walk. For larger supermarket shopping, there is a popular Waitrose store and much more in nearby Morningside, with Cameron Toll and its large Sainsburys store also within easy reach.

The highly regarded James Gillespie's primary and secondary schools are close by, whilst in the private sector George Heriot's and George Watson's are both within walking distance.

There are easily accessible and frequent bus services to and from the City Centre and beyond. Warrender Swim Centre and gym is a couple of minutes away, as are the green spaces of Bruntsfield Links and the Meadows themselves. The Meadows offer a large green space to play games or just relax and include popular tennis courts and a children's play area.

Internally the property is in excellent decorative order throughout and benefits from gas central heating, double glazing and good storage facilities. The integrated kitchen appliances are included in the sale together with the washing machine.

## PROPERTY DETAILS

- Welcoming entrance Hall providing access to all rooms. Window to front. Meter cupboard.
- Attractive Lounge with French doors providing direct access to the rear patio garden. A fabulous feature of the room is the striking cast iron range cooker. Shelved recess. Open plan to Kitchen.
- Fitted Kitchen with matching wall and base units. Integrated induction hob and electric oven. Integrated fridge/freezer and dishwasher. Work surfaces with stainless steel sink and tiled splashback.
- Utility cupboard, the washing machine is included in the sale. Shelving.

- Large Double Bedroom with window to front. Window shutters. Shelving. Direct access to Bathroom.
- Second Bedroom with window to rear. Built in cupboard.
- Family Bathroom with white three-piece suite comprising bath with mixer shower with rainhead fitting above and shower screen, wash hand basin and WC. Mirror with light.
- WC located off the hall with white two-piece suite comprising wash hand basin and WC.







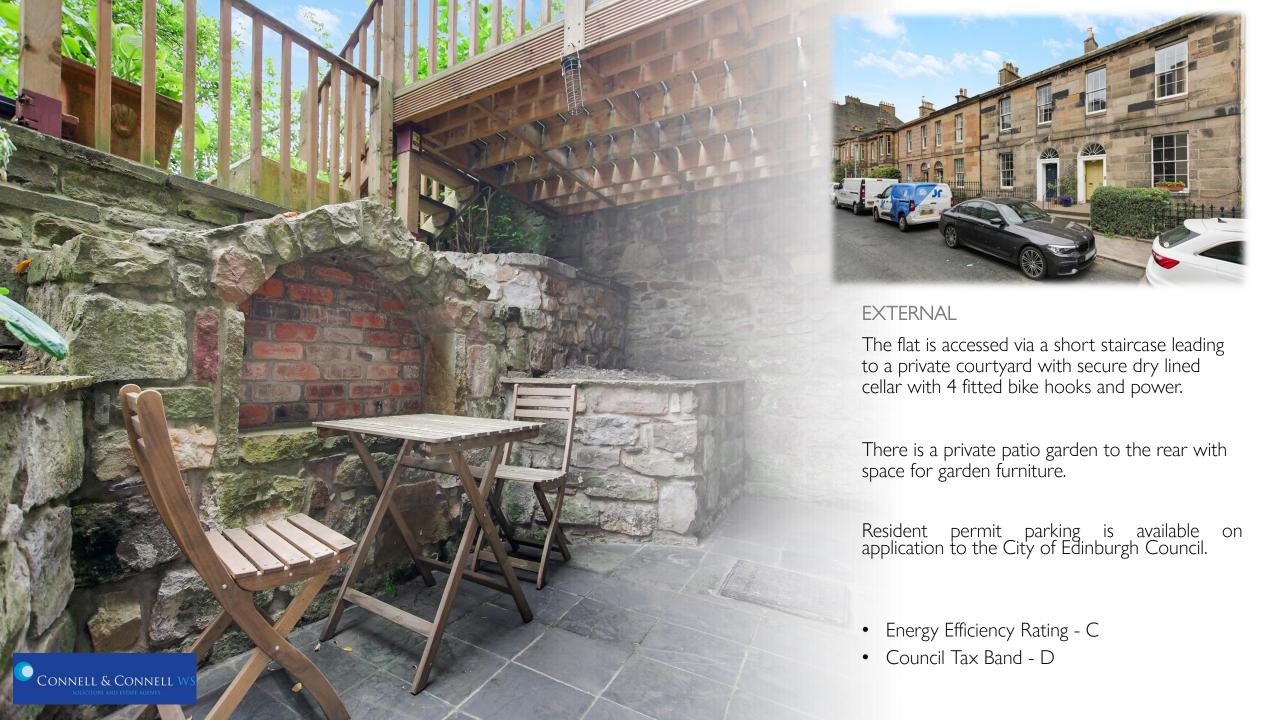




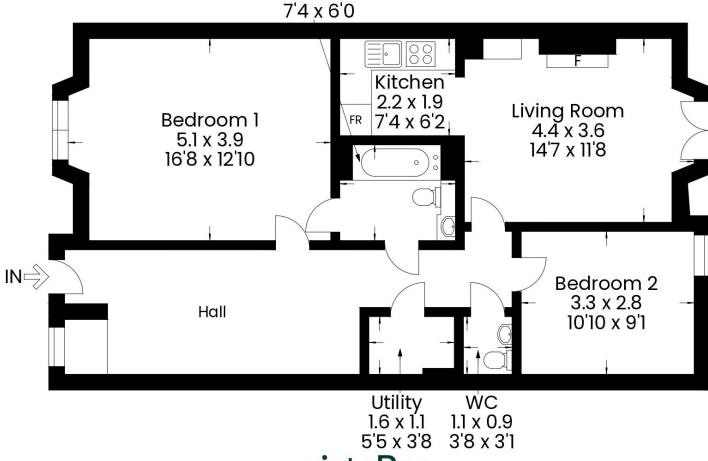












Bathroom 2.2 x 1.8

## vistaBee

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)

VistaBee 2025



Connell & Connell WS

10 Dublin Street Edinburgh, EH1 3PR

Tel: 0131 556 2993

Fax: 0131 557 5542

property@connellws.co.uk

\* Please contact us for a free consultation or valuation

