

88-2 Thirlestane Road
Marchmont
Edinburgh
EH9 1AS







Spacious first floor flat forming part of a handsome Victorian tenement situated within 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.

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.



The highly regarded James Gillespie's primary and secondary schools are very 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.

Internally the property is in excellent decorative order throughout and benefits from gas central heating, sash and case windows and good storage facilities. The kitchen appliances are included in the sale, other items may be available through separate negotiation.

PROPERTY DETAILS

- Welcoming and spacious entrance Hall providing access to all rooms. Deep shelved cupboard. Second shelved cupboard. Entryphone handset.
- Elegant Lounge / Bedroom with bay window to front with leafy outlook. Feature fireplace marble surround and cast-iron insert with tiled cheeks. Large built-in cupboard. Decorative cornice and rose. Shelved wall press.
- Fully fitted Dining Kitchen with matching wall and base units. Integrated electric hob, oven and chimney style hood. The washing machine and dishwasher are included in the sale. Ample work surfaces with stainless steel sink with drainer and matching splash back. Window to rear overlooking communal gardens. Space for good sized dining table and chairs. Sitting area with wall mounted TV bracket.
- Large Double Bedroom with window to front. Window seat with cupboards below. Working shutters. Feature fireplace with arched cast iron insert with tiled cheeks. Shelved wall press. Decorative cornice and rose.
- Large Double Bedroom with window to rear overlooking garden. Feature fireplace. Cornice.
- Double Bedroom with window to rear. Built in cupboard. Cornice.
- Further Bedroom with window to front.
- Shower Room with white two-piece suite comprising wash hand basin and WC. Shower compartment with electric shower. Mirror.
- Second Shower Room with white two-piece suite comprising wash hand basin and WC. Shower compartment with mixer shower. Extractor.



Viewing by appointment on 0131 524 3800











EXTERNAL

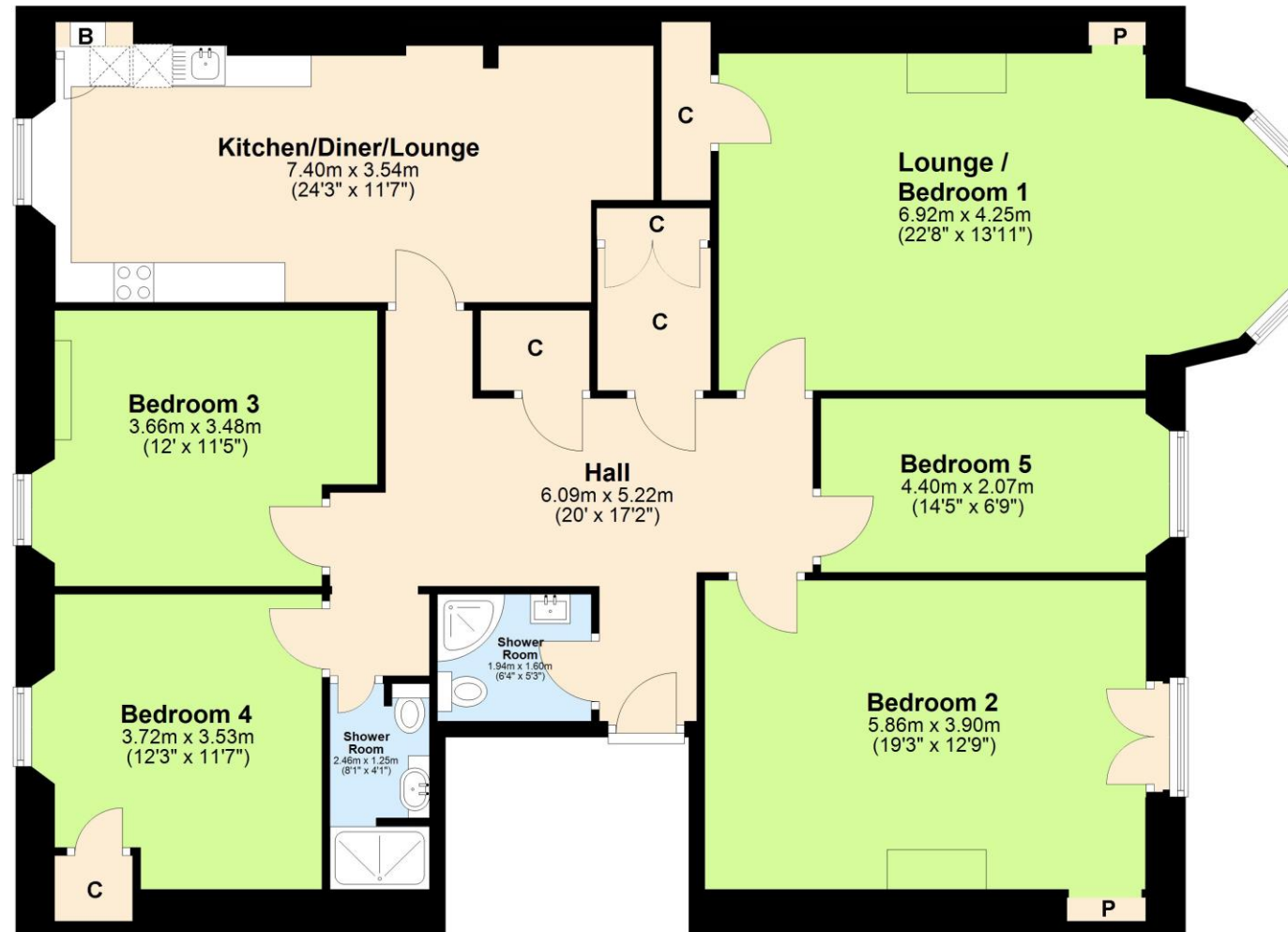
There is a large and well-maintained communal garden to the rear with lawns and a lovely array of established plants, shrubs and trees.

Resident permit parking is available on application to the City of Edinburgh Council.

- Energy Efficiency Rating - C
- Council Tax Band - F

First Floor

Approx. 155.0 sq. metres (1668.3 sq. feet)



Photographs & Floorplan by Mike Dooley Photography 07730 560286

Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of rooms and any other items are approximate and no responsibility is taken for any error or omission. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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