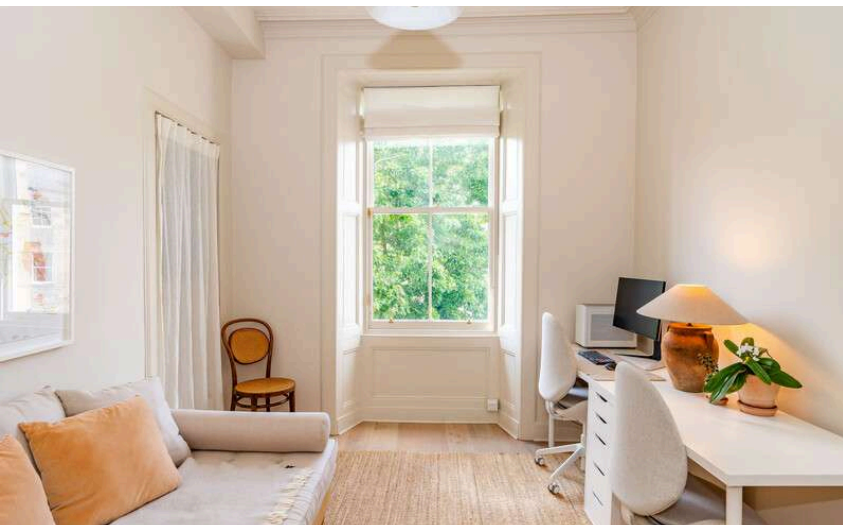


COULTERS[©]

7 (3F3) MARCHMONT CRESCENT

MARCHMONT, EDINBURGH, EH9 1HN

 1 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Situated in the desirable area of Marchmont, 7 (3F3) Marchmont Crescent is a stylish and beautifully presented one bedroom flat overlooking the Meadows. The flat has recently been fully renovated to an extremely high standard including new double glazed sash and case windows and engineered wood flooring throughout.

The property, which is situated on the third floor of a traditional Victorian tenement, comprises of a large double bedroom with Edinburgh press and views overlooking the communal garden; a generously sized versatile box room; sitting room with original period features, fireplace and bespoke media unit with fantastic storage; sleek kitchen/ dining room with floor units, walk-in pantry and a range of high end appliances including a Perrin and Rowe tap and free standing electric Smeg cooker.

KEY FEATURES



Stylish and immaculately presented third floor flat



Generous double bedroom and large versatile box room



Beautifully maintained communal rear garden



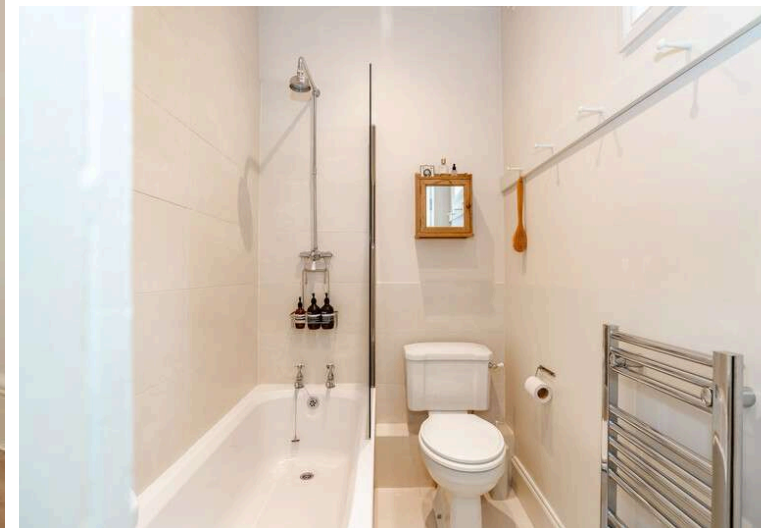
On street permit parking



In the heart of Marchmont



Independent retailers and cafes within walking distance



To complete the accommodation is a charming three piece suite bathroom with overhead shower, chrome heated towel rail and fully tiled with Fired Earth tiles.

Heating and hot water are provided by a gas central heating system via a newly installed combi boiler.

To the rear of the property, is an extremely well-maintained shared garden which is cared for by residents within the building and neighbouring tenements. On-Street parking is available by way of a residents parking permit.





THE LOCAL AREA

Marchmont is a sought-after area a mile south of Edinburgh's city centre. There are a wide variety of amenities near to the area including a Sainsbury's Local and a Scotmid within walking distance. There are also independent special shops including greengrocers, wine merchants and delicatessens.

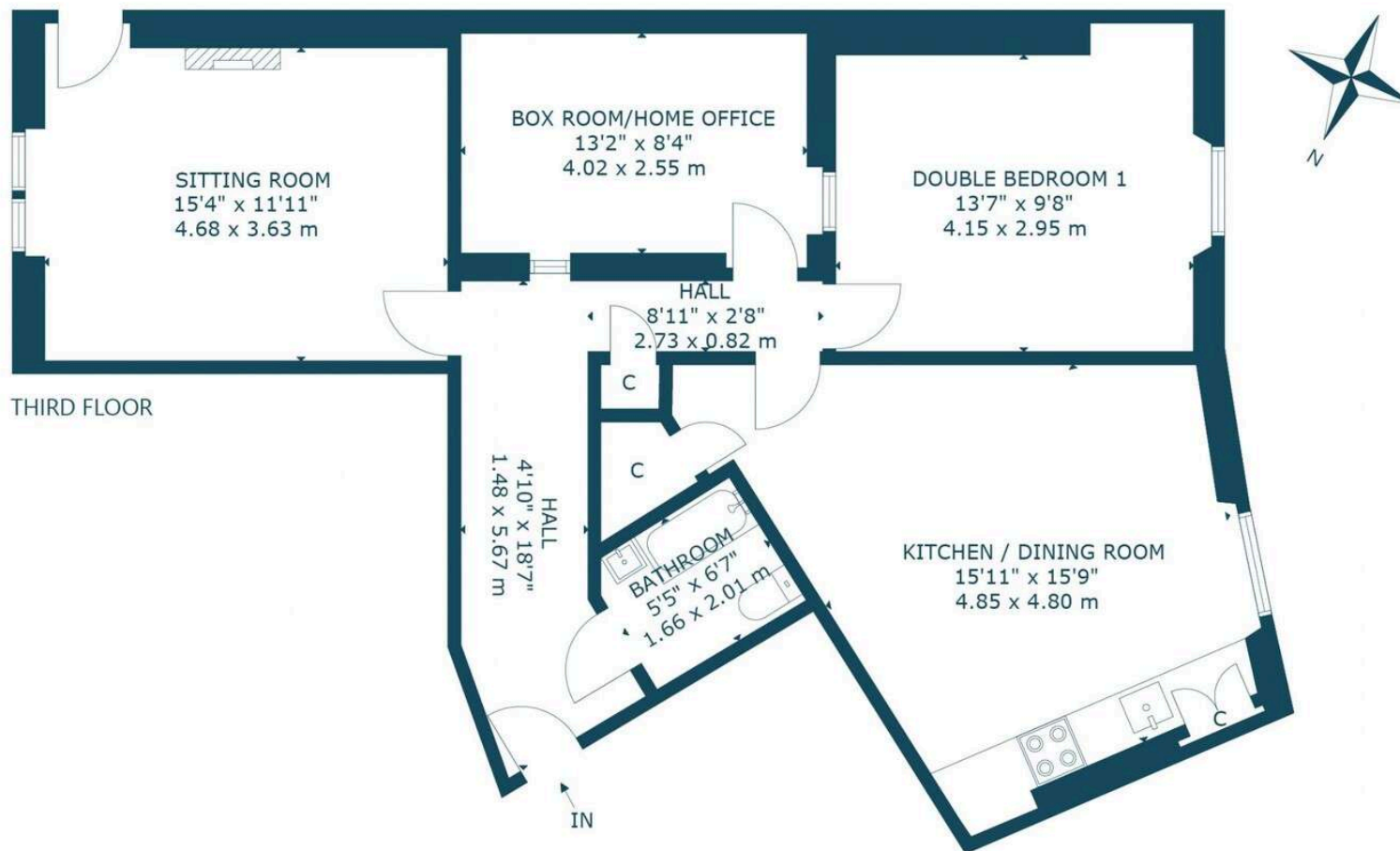
For recreational opportunities, there are green spaces on its doorstep with tennis courts, a bowling green, children's play areas and a pitch and putt. Highly regarded schooling is available across the private and state sectors including James Gillespie's Primary and High School and George Watson's College.

Whilst access to the city centre and Haymarket Railway Station is a leisurely walk away, regular bus services operate and take less than 20 minutes.

EXTRAS

All blinds, light fittings, fitted flooring, freestanding cooker and integrated appliances are included in the sale price.





7 (3F3) MARCHMONT CRESCENT, EDINBURGH, EH9 1HN
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 963 SQ FT / 90 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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GET IN TOUCH

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.