



Solicitors & Estate Agents










Offers Over

£400,000

14 Marchmont Street

Marchmont | Edinburgh | EH9 1EL

An exceptionally appealing main door flat, forming part of an elegant period terrace and enjoying a superb location on the edge of the Meadows, in Edinburgh's popular Marchmont area.

-  1 bedroom plus box room
-  2 public rooms
-  1 bathroom
-  Permit parking
-  Communal gardens
-  ESPC rating – D
-  Council tax band- E



Description

Cleverly designed to maximise storage/living space, the interior is bursting with character throughout and offers generously proportioned and flexible accommodation, together with a private front garden and direct access to a substantial communal garden.

The space briefly comprises: entrance vestibule with ornate tiled floor, extensive main hallway with cornice and sanded boards, comfortable bay fronted reception room with ceiling cornice, working shutters, built-in window seating and focal wood burner, large dining kitchen with clothes pulley, pantry and ample space for a family dining table and chairs, stylish contemporary kitchen units with coordinated wood worktops and splash tiling, useful utility room leading directly out to the shared garden, spacious double bedroom quietly located to the rear of the building and benefiting from excellent fitted storage, good sized box room with space for a double bed and opaque window to the kitchen, and individually designed bathroom with counter top basin, stone splash tiling and over-bath drench shower with splash screen.



Extras

All floor coverings, integrated appliances and white goods will be included.

Garden and Parking

To the front of the house is a verdant well stocked private garden, bursting with colour and variety. To the rear of the building is a generous, well maintained communal garden, which includes a large area of lawn, an assortment of bushes and shrubs together with drying facilities. Permit and metered on-street parking is available on Marchmont Street and many of the neighbouring roads.

Viewing

By appointment through Neilsons (0131 625 2222).





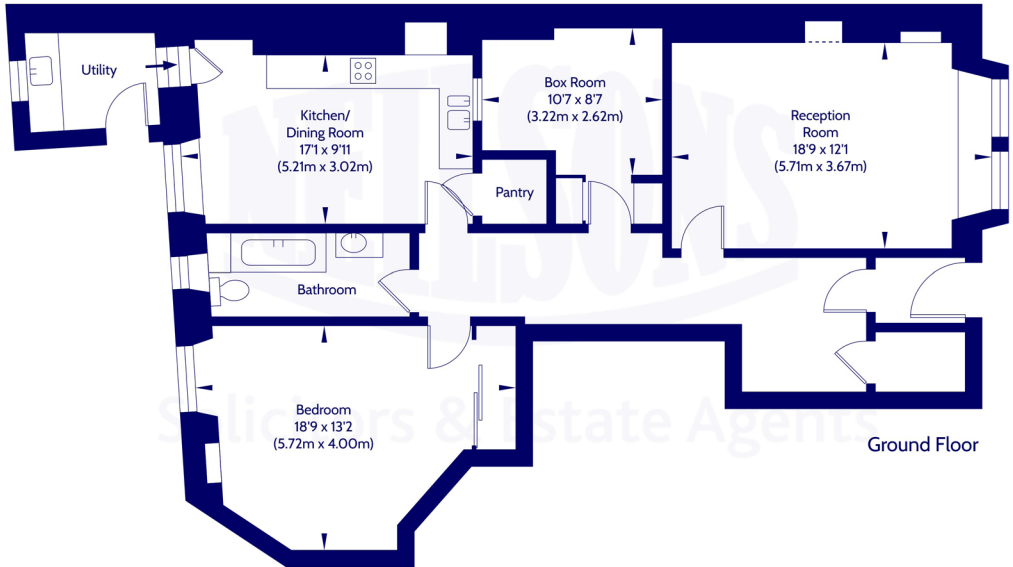
Location

The property forms part of the desirable Marchmont district of the city, lying to the south of the city centre and within easy reach of neighbouring Morningside, Bruntsfield and Newington. Excellent local amenities are on hand including a variety of specialised shops, cafes, bistros, bars and restaurants. The property is also in close proximity to the University of Edinburgh. For leisure and recreational facilities, the property is within walking distance of the delightful open spaces and sports facilities available on The Meadows and Bruntsfield Links with several golf courses on the south side of the city. Cinemas and theatres are also nearby together with Warrender Swim Centre with pool, gym and sauna. Regular bus services are available in the area and lead to the city centre and beyond.





Approx. Gross Internal Floor Area 97.98 Sq M / 1055 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
© 2025 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



Solicitors & Estate Agents

Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills & Powers of Attorney
- Estate Planning
- Executries
- Powers of Attorney

For helpful, friendly, personal advice, get in touch.

✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office
138 St John's Road
Edinburgh

Property Department
142 St John's Road
Edinburgh

City Centre
2a Picardy Place
Edinburgh

South Queensferry
37 High Street
South Queensferry

Bonnyrigg
72 High Street
Bonnyrigg

