



Solicitors & Estate Agents










Offers Over

£390,000

32 (1F2) Thirlestane Road

Marchmont | Edinburgh | EH9 1AW

Neilsons are delighted to present to market this first floor flat, forming part of a traditional tenement in one of Marchmont's most desirable streets. Located close to local amenities, transport links and the open spaces of the Meadows, the property combines well proportioned accommodation with period features and this property is sure to have a wide appeal in the market.

-  2 bedrooms plus boxroom
-  2 public rooms
-  1 bathroom
-  Communal garden
-  Permit/meter parking
-  EPC rating – C
-  Council tax band - E



Description

An entrance hallway with entryphone system and two storage cupboards leads to an impressive bay windowed lounge to the front of the property, with period features including decorative cornice, ceiling rose and fireplace. To the rear is a good size dining kitchen with a range of wall and base units with co-ordinated worktops and tiled splashbacks, a breakfast bar, pulley, and a pantry cupboard. There are two double bedrooms, one of which has a decorative cornice, feature fireplace, and Edinburgh press, and the other has a storage cupboard. There is a useful boxroom which would make an ideal home office. Completing the accommodation is a partially tiled shower room with a white suite and heated towel rail. The property also benefits from gas central heating.



Extras

Included in the sale will be the fridge/freezer, dishwasher, and washer/dryer (please note no warranties will be given in respect of the foregoing appliances).

Gardens & Parking

There is access to a well maintained communal garden to the rear of the building, and there is permit/meter parking outside and in the surrounding streets.

Viewing

By appointment through Neilsons (0131 625 2222).



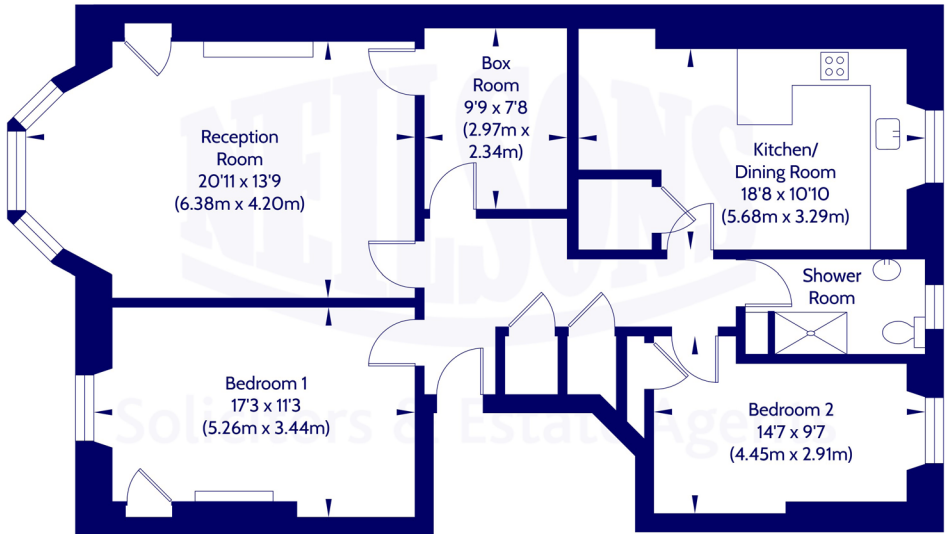


Location

The property forms part of the desirable Marchmont district, 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 98.44 Sq M / 1060 Sq Ft.



First Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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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.



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

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