



82 (3f1) Strathearn Road, Edinburgh, EH9 2AF



Welcome

Welcome to Strathearn Road, this impressive and rarely available, four bedroom top floor flat forms part of a traditional tenement building, retaining many period features whilst boasting the most wonderful south facing views. Located in the heart of Edinburgh's desirable Marchmont area, close to many local amenities, highly regarded schooling and swift transport links. This property offers generous living accommodation and truly stunning panoramic views across the city skyline, Arthur's Seat, and the iconic Pentland Hills. Set within a traditional Victorian tenement, the property blends classic period features with contemporary comforts, making it ideal for families, professionals, or those seeking a spacious city residence. The property is presented to the market in excellent order throughout having been recently redecorated, an early viewing is recommended.

- Welcoming reception hallway with useful storage facilities.
- Impressive front facing living room boasting the most fabulous views.
- Dining kitchen, all white goods included in the sale.
- Four double bedrooms.
- Box Room.
- Bathroom comprising WC, wash hand basin, bath with shower over.
- Gas central heating.
- Single glazed sash and case windows.
- Secure entry system.
- Communal garden set to the rear.
- Permit and metered parking available.







Marchmont

Marchmont is one of Edinburgh's most sought-after residential neighbourhoods, known for its elegant Victorian and Edwardian architecture, leafy streets, and vibrant community atmosphere. Located just south of the city centre, it is ideally positioned for access to The Meadows, Bruntsfield Links, and the University of Edinburgh. The area offers a rich variety of amenities including artisan cafés, independent shops, boutiques, and well-regarded restaurants. Supermarkets and everyday conveniences are within easy walking distance, as are a number of highly regarded primary and secondary schools, both public and private. Marchmont is particularly popular with families, professionals, and students alike, thanks to its proximity to major institutions, green spaces, and excellent transport links. Frequent bus services run through the area, connecting to the city centre, Newington, Morningside, and beyond. For those commuting further afield, Waverley Station is within easy reach and the City Bypass is accessible via nearby routes. With its combination of architectural charm, local character, and convenience, Marchmont remains one of Edinburgh's most desirable and liveable areas.

Extras

The integrated kitchen appliances, curtains, blinds and fitted floor coverings are included. Other items may be available by separate negotiation..



Get in touch

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CHARTERED FIRM

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.