



26 (3F3) Marchmont Crescent

Marchmont, Edinburgh, EH9 1HG


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Presented in move-in condition, this two-bedroom (plus box room) third-floor flat is a spacious city residence that provides buyers with a sought-after blank canvas. It features an expansive living area, a well-appointed dining kitchen and three-piece shower room, and generous storage. Furthermore, the property forms part of a B-listed Victorian building with Scots Baronial architecture. Set in the Marchmont conservation area, it has a highly desirable location too, within easy reach of all the city centre offers.

The flat is reached via a shared entrance and stairwell, with the front door opening into a central hall with built-in storage. The living room is on the right, enjoying crisp white décor and a thick carpet for underfoot comfort. A west-facing bay window floods the large room in an abundance of light, whilst a focal-point fireplace forms another eye-catching piece for the arrangement of furniture. Intricate cornice work and a ceiling rose bring further decoration, and an Edinburgh Press adds convenient storage. There is also a box room for creative use. In the dining kitchen, spacious dimensions accommodate a table and chairs, alongside the generous range of fitted cabinets and complementary worktops. It comes with a walk-in cupboard and a selection of freestanding appliances (gas cooker, fridge/freezer, and washing machine).

- Third-floor city flat in move-in condition
- Part of a B-listed Victorian building
- In the Marchmont conservation area
- Neutral interiors and period features
- Central hall with built-in storage
- Large living room with a bay window
- Spacious dining kitchen with walk-in cupboard
- Two bright and airy double bedrooms
- Versatile box room for creative use
- 3pc bathroom with an overhead shower
- Communal back garden
- Controlled permit parking (Zone 8)
- Gas central heating and sash-and-case windows
- EPC Rating - C





**“Spacious dining
kitchen with
walk-in cupboard”**







Meanwhile, the two double bedrooms maintain the white decoration, allowing new buyers to easily add their own stamp. Each room is laid with plush carpet as well. The principal bedroom further boasts an expansive footprint, ornate cornicing, under-window storage, and a beautiful feature fireplace. The second bedroom, on the other hand, promises the flexibility to meet your lifestyle, with alternative uses as an office or a nursery. The home is finished by a neutrally styled bathroom, equipped with a three-piece suite and overhead shower. The property has gas central heating and traditional sash-and-case windows.

Outside, the flat has access to a communal garden and it is just a short walk from the sprawling greens of The Meadows, one of Edinburgh's most beloved public parks (which also provides an easy thoroughfare for leisurely strolls to the heart of the city centre). Conveniently, controlled permit parking is also in effect (Zone 8).

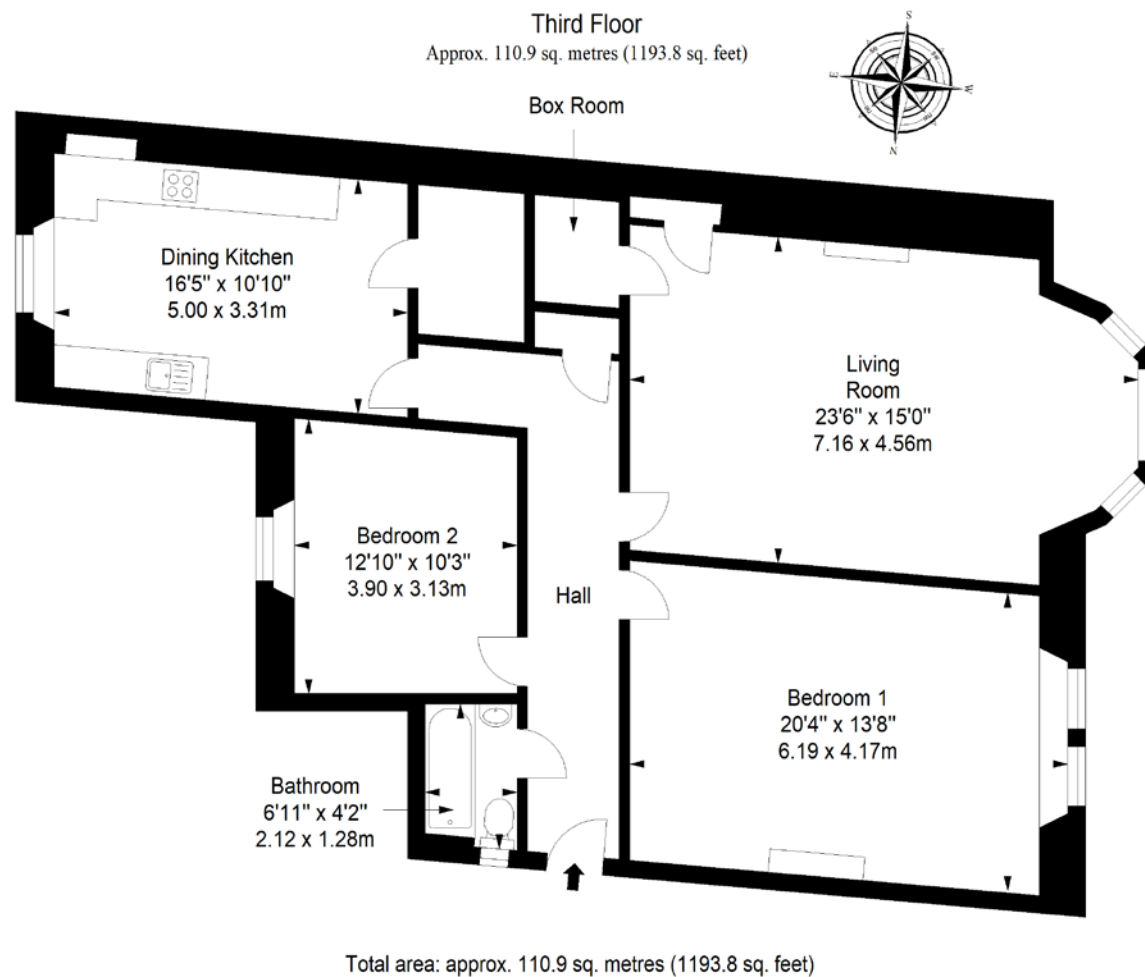
Extras: all fitted floor coverings, light fittings, gas cooker, fridge/freezer, and washing machine to be included in the sale.



Marchmont

Renowned as a vibrant and sought-after suburb, Marchmont offers a variety of lovely period properties, leafy areas and outstanding retailers. Situated opposite the Meadows and Bruntsfield Links, this area is within easy walking distance of Edinburgh's historic Old Town, the New Town, Waverley Station, and the city's best universities. A wide variety of cafés, restaurants, coffee houses, bistros, independent shops, galleries, boutiques, a luxury cinema, theatres, and various supermarkets can all be found on your doorstep and in neighbouring Morningside and Bruntsfield. Indoor fitness and leisure facilities can be found nearby at the Royal Commonwealth Pool, including swimming pools, a high-spec gym, fitness classes, and a soft play, whilst Warrender Swim Centre (currently undergoing refurbishment) is within strolling distance. If outdoor exercise is more appealing to you, the area offers tranquil parks and large green spaces for outdoor activities and picnics. Outstanding state schooling is on offer at primary and secondary level and the area is very well served by frequent public transport services, superb cycle paths and picturesque, leafy walkways.

Floorplan



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