



Location

This 2 bedroom, main door tenement flat boasting some original features is situated within the desirable and vibrant Marchmont area of South Edinburgh.

This highly sought after area is surrounded by great local amenities including specialist shops, bars, cafes, a pharmacy, hairdressers and doctors surgery. The bustling streets of Bruntsfield, Tollcross, Morningside and Newington are also close by and provide an even wider array of independent shops and restaurants and cultural venues.

This wealth of amenities and easy access to the city centre and beyond make it a popular area for families, professionals and students alike. The property is situated close to the green and open spaces of the Meadows and Bruntsfield Links, and is within walking distance of Edinburgh City Centre. Just around the corner is the iconic Victorian Leisure Centre at Warrender and there is an abundance of other recreational facilities such as cinemas, theatres, putting and tennis nearby.

There are a number of excellent schools in the area, in both the public and private sector, with the property falling within the catchment for James Gillespie's school. Napier and Edinburgh Universities are also both within walking distance

Price and Viewing

For current price and viewing details, please visit espc.com or www.allingham.co.uk or telephone Allingham & Co on 0131 447 9341.





Accommodation

Tiled entrance vestibule

Hallway with stained glass door

Large living room with bay window, corning, press cupboard and feature fireplace

Kitchen/diner with built in oven, hob & extractor fan, breakfast bar and back door with access to communal garden

Utility room off the kitchen with washing machine

2 bedrooms, both with original feature fireplace

Bathroom with bath, wash basin and WC

Separate internal shower room

Extra Features

Gas central heating

Original features

Private garden to the front

Shared drying green to the rear

Electrical items listed above are believed to be in good working order though their condition is not warranted

Home Report

Please visit: www.allingham.co.uk or www.espc.com

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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of any contract. Interested parties should instruct their agents to note interest with us.

Solicitors submitting offers are requested to use the current edition of the Scottish Standard Clauses (SSC). Please note that the Seller may give preference to offers submitted using the SSC. Successful offers received not using the SSC may be responded to by the deletion of the non standard clauses and replacement with SSC

