





## Location

This immaculately presented two bedroom, first floor flat 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.

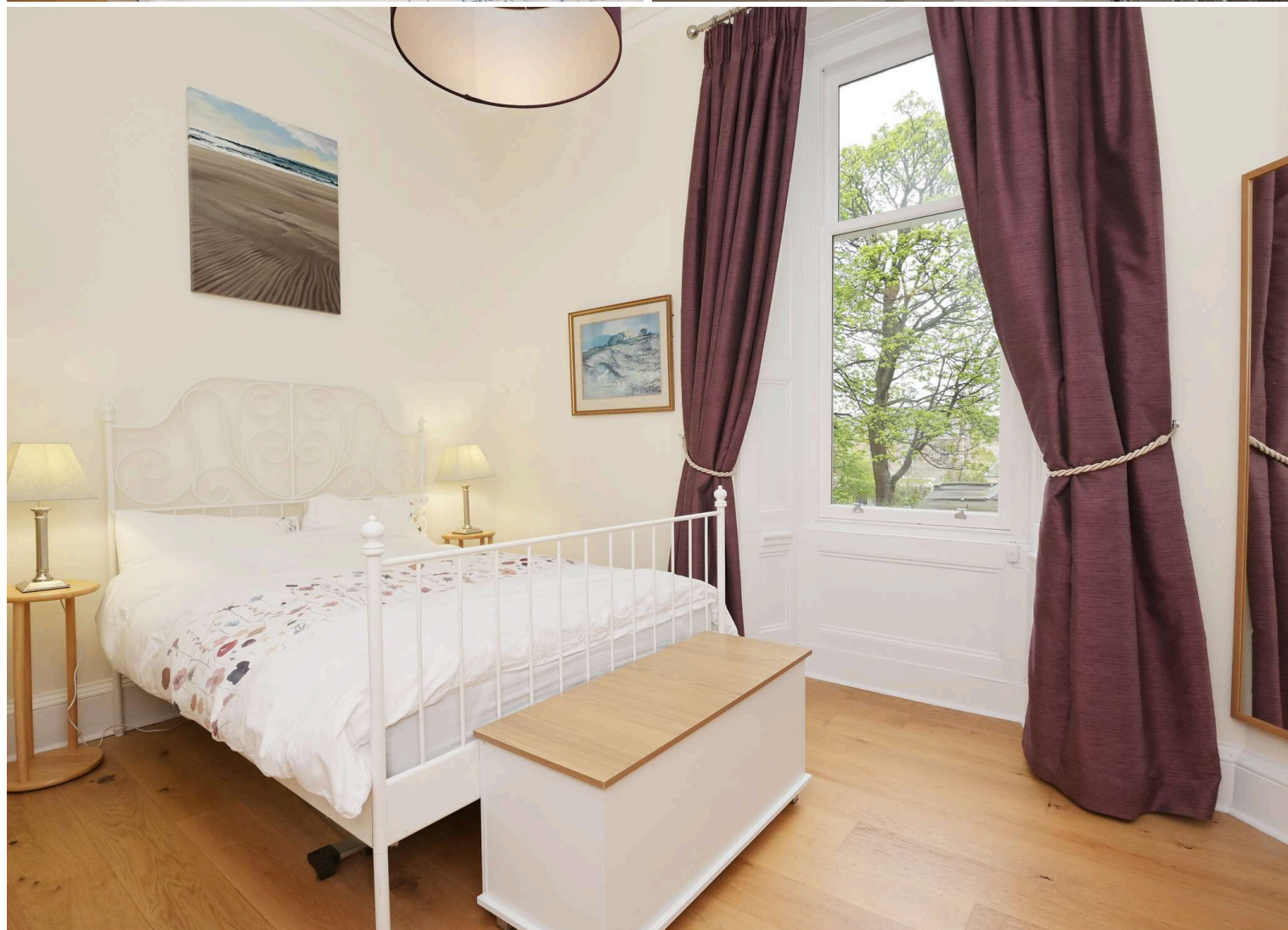
There are a number of excellent schools in the area, in both the public and private sector, with the property falling within the catchment for James Gillespie's school. Napier and Edinburgh Universities are also both within walking distance.

## Home Report

Please visit: [www.allingham.co.uk](http://www.allingham.co.uk) or [www.espc.com](http://www.espc.com)

## Price and Viewing

For current price and viewing details, please visit [espc.com](http://espc.com) or [www.allingham.co.uk](http://www.allingham.co.uk) or telephone Allingham & Co on 0131 447 9341.







## General

Light and spacious living room with large curved bay window.

Two well proportioned, bright double bedrooms.

Two shower rooms with w/c's.

Stylish kitchen with breakfast bar and dining area.

Entrance hallway with secure entry-phone system.

## Extras

Immaculately presented, elegant flat.

Large windows throughout property affording plenty of natural light, making the space bright and airy.

Charming period details such as attractive high ceilings with ornate ceiling cornices and a decorative fireplace.

Double glazing.

Edinburgh press.

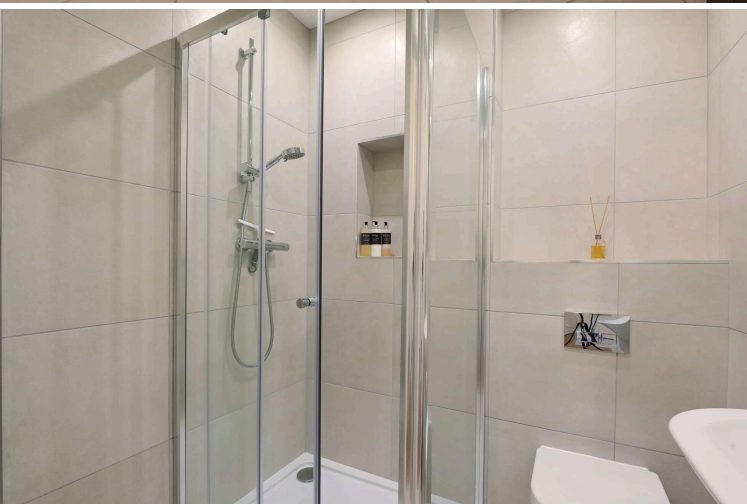
Gas central heating.

Communal garden.

Located on the first floor.

Convenient location surrounded by amenities.

On street parking.



# ALLINGHAM&CO

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## ALLINGHAM & CO OFFICES

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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

