



Attractive

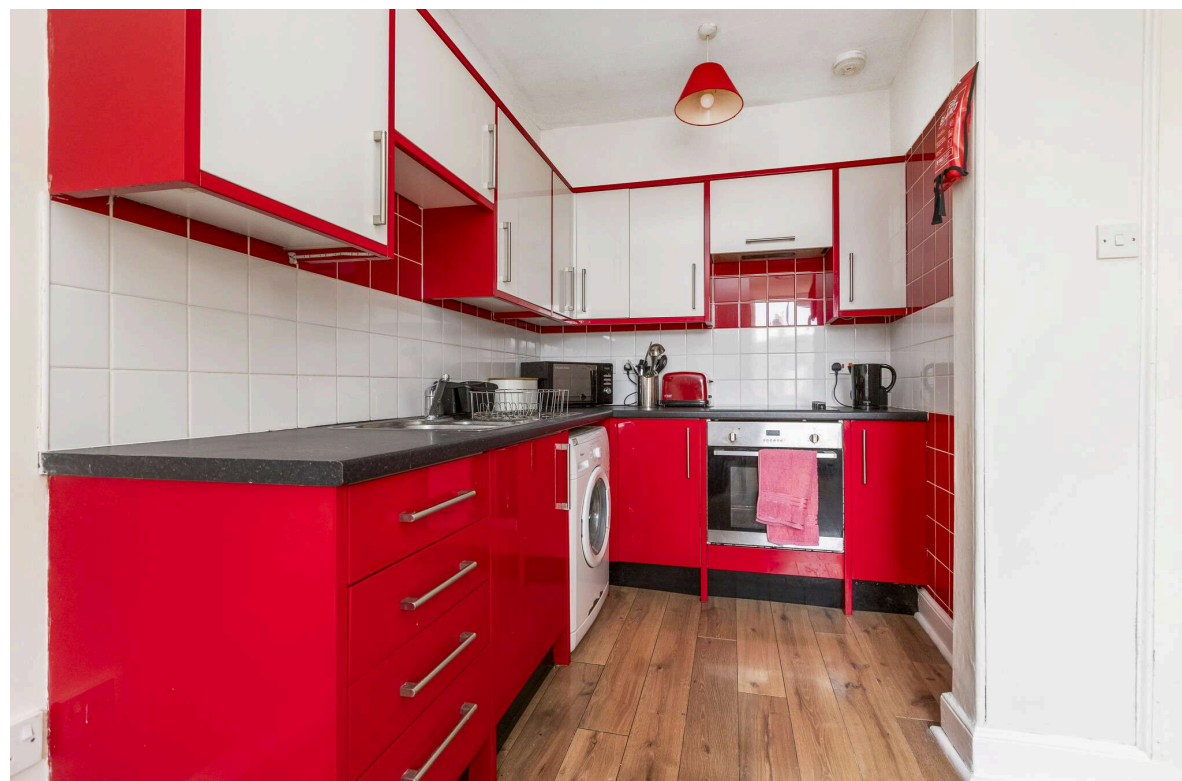
Three bed, top floor, B-listed flat



This attractive, three-bedroom, B-Listed, top floor flat has a fantastic location in the sought after Marchmont area of Edinburgh, a stone's throw from The Meadows and an excellent selection of local independent shops and cafes. This property is packed with period features and the accommodation consists of a communal entrance stair, with entry phone system, a hallway, with storage, a particularly nice double bedroom (or living room), with two arched windows, a fireplace and a lovely leafy outlook to The Meadows and access to a box room, which has a sky light, ideal as a home office. The spacious kitchen/living room sits to the back of the property, with a range of fitted units, appliances, a larger cupboard, housing the fridge freezer and there is plenty of space for seating. There is a second, good-sized double bedroom, with an arched window and a window seat to enjoy the lovely views to The Meadows, a single bedroom and a bathroom. There is a communal garden to the rear and permit parking.

Key Features

- Communal entrance
- Hall
- Kitchen/living room
- Three bedrooms
- Box room, with sky light
- Bathroom
- Period features
- Gas central heating
- Communal garden
- Permit parking



Marchmont

The property is located in the desirable residential area of Marchmont which lies to the south of the city centre. There are excellent local amenities which include a fantastic range of delicatessens, cafes and restaurants with several small shops within the immediate vicinity. A further range of supermarkets and specialist shops can be found nearby in Bruntsfield and Morningside which include Waitrose and Tesco supermarkets with Marks & Spencer also close at hand. There are attractive open recreational spaces at Bruntsfield Links and the Meadows, additional bus services operate regularly to the West End, Princes Street and the surrounding areas with the city by-pass within easy reach. Schooling is well represented at both primary and secondary level. There is also a well-established arts and culture scene in and around the area, with nearby live music venues and theatres (including Summerhall and Church Hill Theatre), an independent cinema, and a selection of galleries, all adding to the development's highly desirable location.



Extras

All fitted floor coverings, light fittings, oven, hob and fridge freezer are included in the sale (no warranties given).

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

B

Home Report Valuation

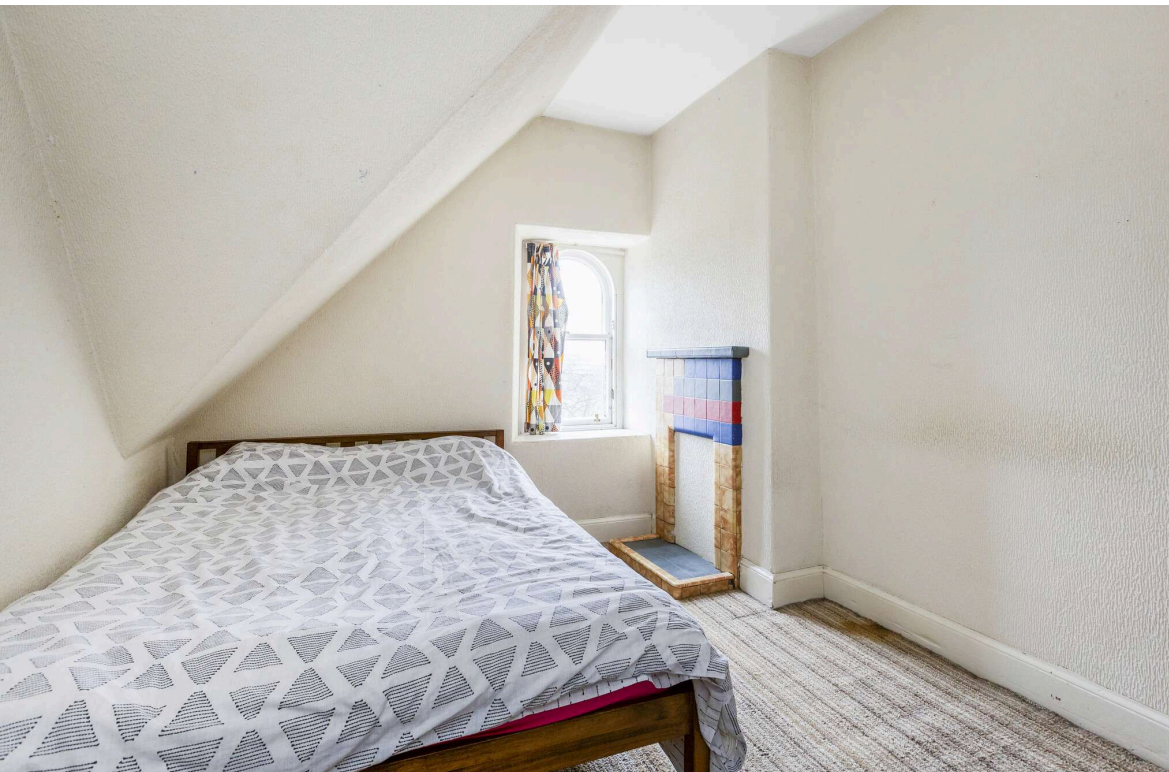
£350,000

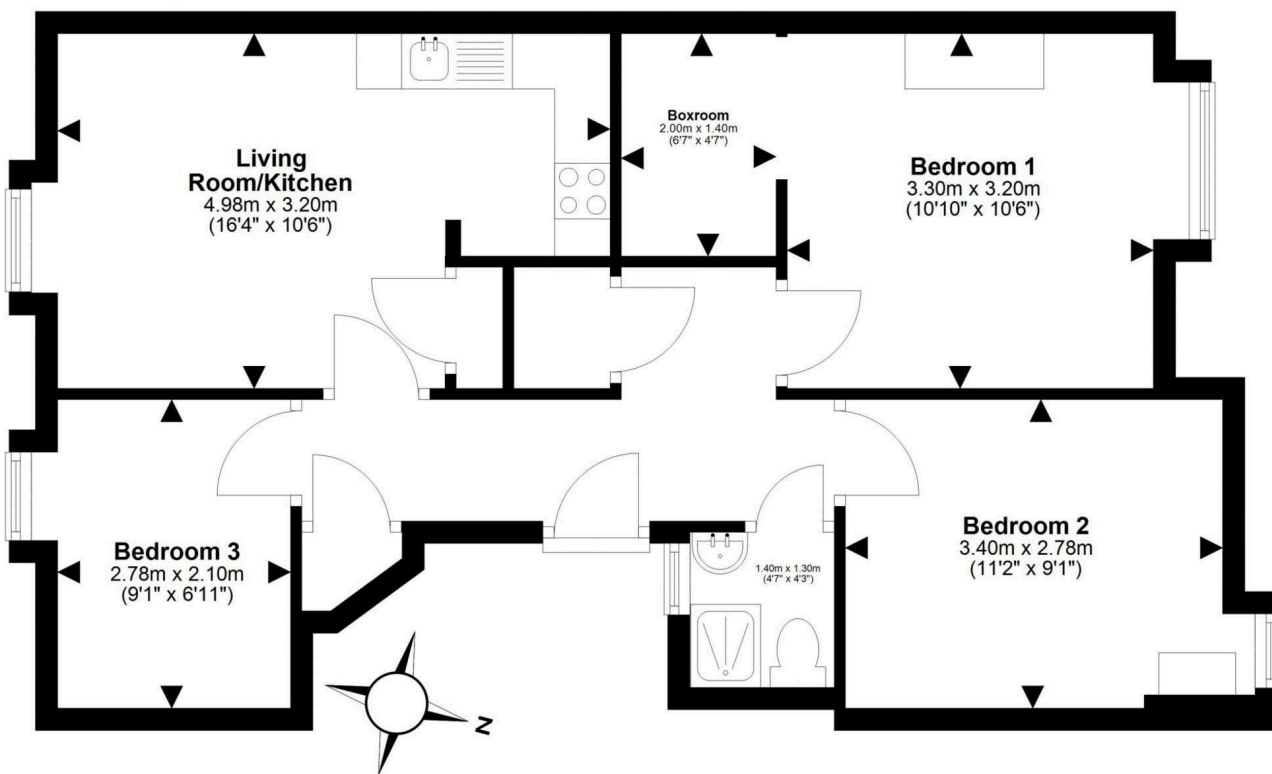
EPC Rating

D

Tenure

Freehold





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.



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