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SOLICITORS & ESTATE AGENTS



76 Marchmont Road
Edinburgh, EH9 1HR
Offers Over £570,000

Main door flat in a superb location
Welcoming entrance vestibule and hallway
Spacious and bright living room with gas fireplace
Beautifully finished kitchen and dining room with walk-in pantry
3 double bedrooms of good size
Direct access into sizeable communal garden
3-piece bathroom suite with underfloor heating
Gas Central heating and new double glazing throughout
EPC: D
Council Tax Band: E

Located in the highly sought after residential area of Marchmont, this beautifully presented three-bedroom main door flat forms part of a traditional Victorian tenement. The extremely stylish interior is presented to a high standard throughout and offers bright and generously proportioned accommodation as well as an abundance of storage. The property benefits from a lovely private garden area to the front, and direct access onto a delightful west-facing shared garden to the rear. The property lies within a stone throw's distance from the wonderful green areas of The Meadows and a variety of local amenities.

The property comprises; a welcoming entrance vestibule opens into the hallway with modern wood flooring and multiple generous storage cupboards. The spacious living room boasts a beautiful gas fireplace and large bay window that allows plenty of natural light to flood in. The bedroom to the front of the property is a good size, and is the quietest bedroom in the property due to useful window shutters. To the rear, the kitchen/dining room is immaculately presented and contains a sizeable walk-in shelved pantry, ample base and wall-mounted units with wooden-effect worktops, a deep utility alcove with further shelving and base units, and overhead pulley for drying clothes, and a rear door that leads directly into the rear garden. White goods and appliances are negotiable. The master bedroom is quietly positioned within the accommodation and is well-proportioned and benefits from an Edinburgh Press cupboard. The third double bedroom has large sash windows and could also be used as a large home office. The contemporary family three-piece bathroom suite hosts a dual shower over bath, including a rainfall shower, under floor heating and an LED mirror. The property further benefits from gas central heating and new double glazing throughout.

Outside, the extensive communal garden is well maintained and offers a great green space for children, pets or for relaxing. Available to use is a garden shed, a clothing line, and vegetable planters.

Marchmont is an extremely popular location which is situated approximately a mile south of Edinburgh's city centre. It offers a wide variety of local amenities including convenience and specialty shops, and there are a number of excellent coffee shops, bars and restaurants. The property is a short walk from The Meadows and Bruntsfield Links where facilities include children's playgrounds, tennis courts, a bowling green and a pitch and putt. Excellent walks can also be enjoyed on Blackford Hill, Hermitage of Braid and in the Pentland Hills. Access to the city centre is easy both on foot and by bus. The property lies within the catchment for James Gillespie's Primary and Secondary Schools, and is perfectly situated for Edinburgh University students.













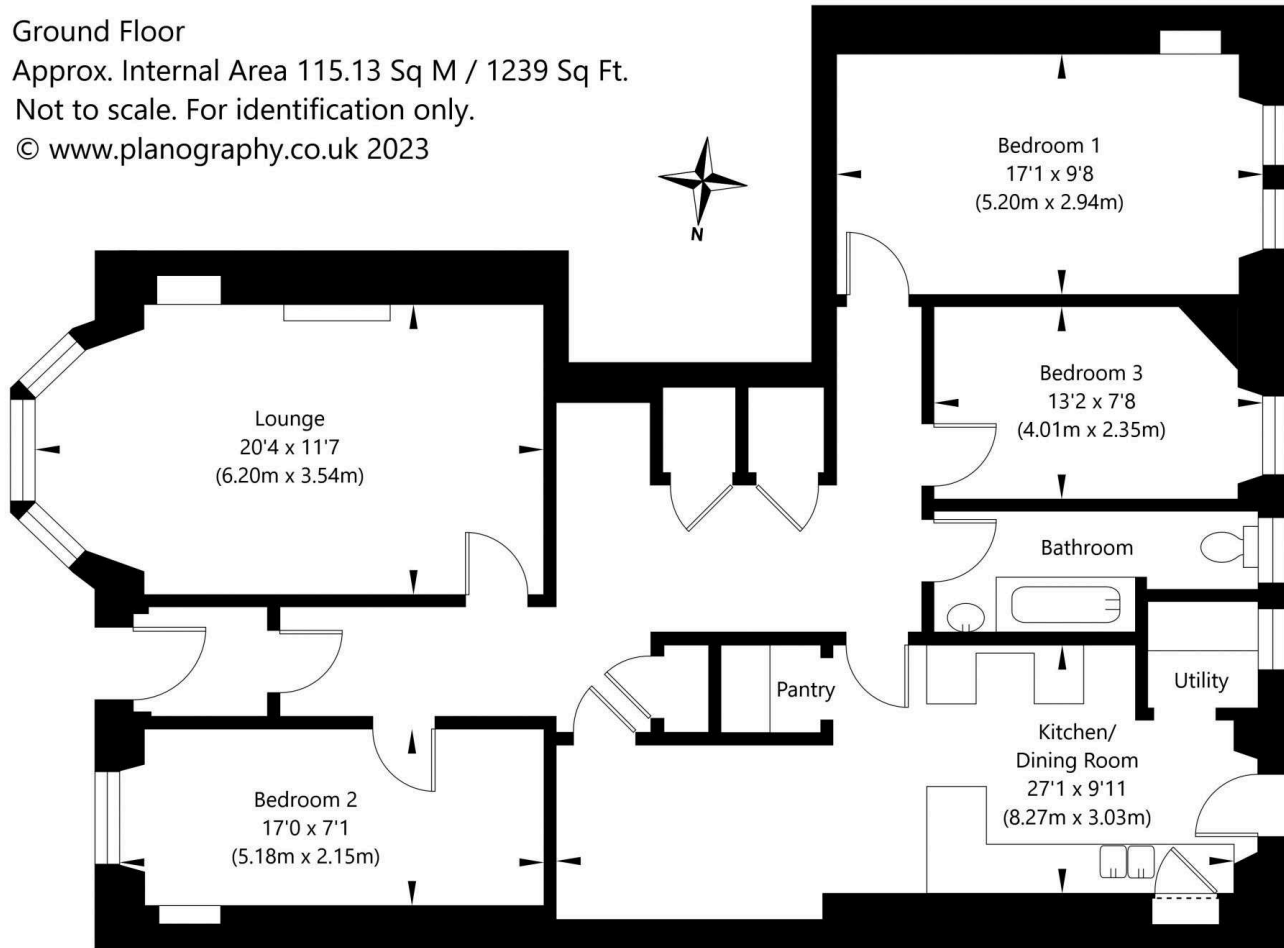


Ground Floor

Approx. Internal Area 115.13 Sq M / 1239 Sq Ft.

Not to scale. For identification only.

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Whilst these particulars are believed to be correct their accuracy is not guaranteed

For up to date price & viewing details, please contact Sturrock, Armstrong & Thomson or visit www.satsolicitors.co.uk



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