

MARCHMONT

52/1 STRATHEARN ROAD
EH9 2AD



3



1



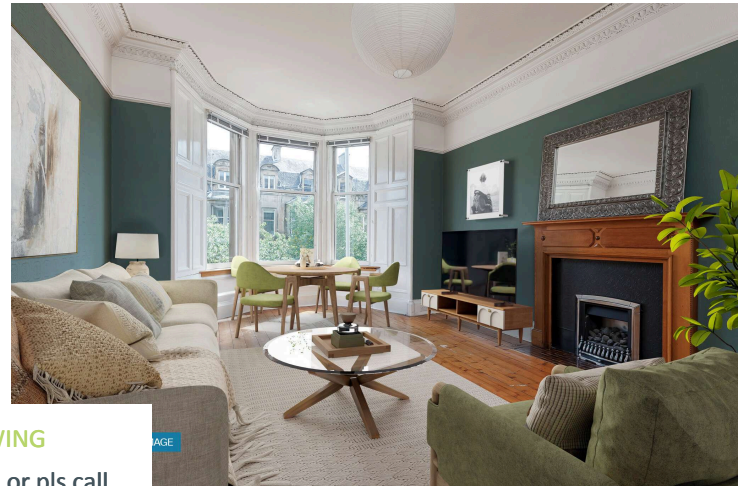
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EPC RATING: C

OFFERS OVER £440,000

PROPERTY DESCRIPTION

- Hallway with two storage cupboards
- Spacious bay windowed sitting room with feature fireplace, cornicing, stripped wood floors and access to a handy storage cupboard
- Large kitchen diner with wide range of white shaker style units together with dining area and larder cupboard
- Three good sized double bedrooms
- Bathroom with bath with shower over, sink & wc
- Gas central heating from Vaillant combi boiler
- Upvc double glazed windows
- Well maintained communal rear garden
- Residents' permit parking in the street



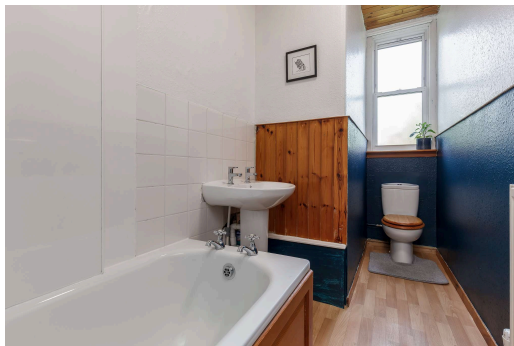
VIEWING

Sun 2-4pm or pls call

Jardine Phillips

0131 4466850





SUPERB THREE BED FIRST FLOOR PERIOD PROPERTY IN EXTREMELY POPULAR LOCATION

Located on the borders of Grange & Marchmont, this wonderful tenement property retains a wealth of period features, has spacious accommodation and would make an ideal home for professionals, sharers (previous four bed HMO) or a family, being in the catchment for excellent schools. There are a wide range of amenities on the doorstep at nearby Marchmont, Bruntsfield or Morningside, together with the wide-open spaces of the Meadows & Bruntsfield Links and great leisure facilities at nearby Warrender Swim Centre. Perfect for commuters being a good walk or an easy bus ride into the city centre and close to both Edinburgh & Napier Universities.

AREA

The Grange & Marchmont are prestigious areas in the south of the city which offer a good range of local shops & coffee shops available in the vicinity. A wider range of amenities are available in nearby Morningside & Bruntsfield with its supermarkets (including Waitrose and M&S Simply Food), independent retailers, speciality food stores, coffee shops, bars & restaurants. Local schooling is well-renowned and the property is in the catchment for James Gillespie & St Peter's RC Primary Schools and James Gillespie High School. The property is also walking distance to George Watsons & Heriots. There are superb amenities within a few minutes' walk, including a library, the very popular independent Dominion Cinema and Church Hill Theatre. There are also a good range of gyms/leisure facilities at both Warrender and the Royal Commonwealth Pool, together with some excellent golf courses a short drive away.

The apartment is also well placed for lots of walks and open spaces including the Meadows & Bruntsfield Links. The city centre is walkable but there are also numerous bus services both into and out of town and easy access to the city bypass and the motorway network beyond.

EXTRAS

The blinds/curtains, light fittings, gas hob, oven, cooker hood, dishwasher, freestanding fridge freezer and washing machine are included in the sale.

HOME REPORT VALUATION

£450,000

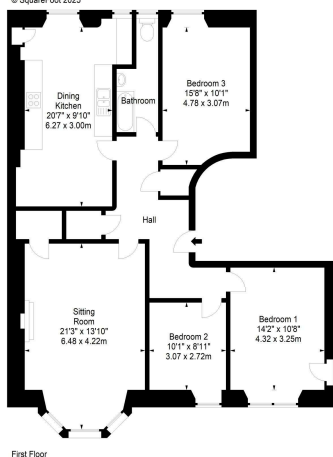


Sitting room	21'3 x 13'10 (6.48 x 4.22m)
Kitchen/dining room	20'7 x 9'10 (6.27 x 3.00m)
Bedroom 1	14'2 x 10'8 (4.32 x 3.25m)
Bedroom 2	10'1 x 8'11 (3.07 x 2.72m)
Bedroom 3	15'8 x 10'1 (4.78 x 3.07m)

Strathearn Road,
Edinburgh,
Midlothian, EH9 2AD



Approx. Gross Internal Area
1191 Sq Ft ~ 110.64 Sq M
For identification only. Not to scale.
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Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any dosing date. The sellers reserve the right to sell without imposing a dosing date and do not bind themselves to accept the highest offer or any offer.

While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally.

None of the services or appliances within the property have been tested by the Selling Agents; therefore no warranty can be given as to their condition.

No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.

