



12/4 Moncrieff Terrace
MARCHMONT | EDINBURGH | EH9 1NA


warners
solicitors & estate agents



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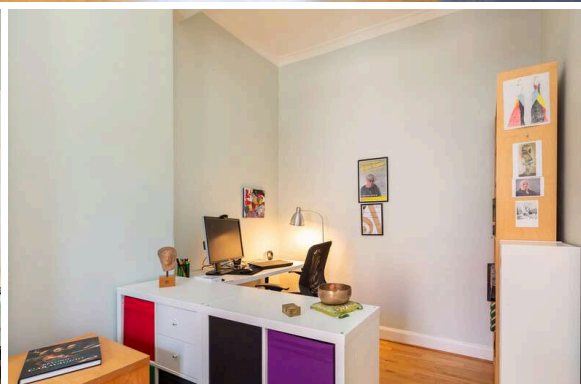
Well presented first floor flat enviably located in the popular Marchmont area, at the end of a quiet cul-de-sac. The bright, one bedroom apartment is in excellent order throughout, offering well proportioned and cleverly zoned accommodation with the benefit of access to a large south facing communal garden. The property comprises of an entrance hallway with storage, pulley and security entry phone, spacious sitting/dining room with sufficient space for day to day living and a work from home area. There is a modern galley kitchen fitted with high gloss units and an integrated fridge/freezer, oven, microwave and hob, and a good sized double bedroom with fixed wardrobes which are included in the sale. The accommodation is completed by a contemporary shower room with mains shower cubicle and vanity sink unit. The property further benefits from gas central heating and refurbished sash and case windows.

- Bright and spacious first floor flat
- Living/dining room with built in display/storage shelving
- Modern fitted kitchen with integrated appliances
- Contemporary shower room with mains shower cubicle
- Gas central heating
- Refurbished sash and case single glazed windows
- Large south facing communal gardens
- Residents' permit parking
- Close to the Meadows

EPC Rating C

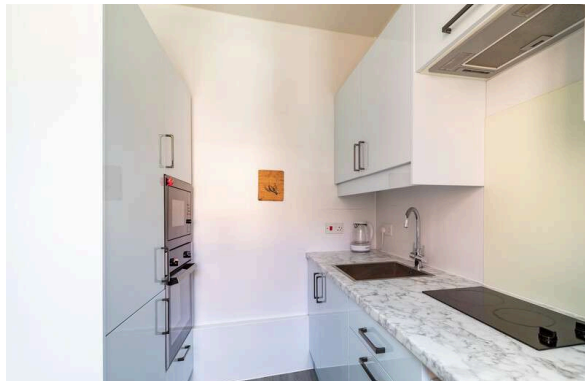
Extras include fridge, freezer, oven, microwave, hob, blinds in the kitchen and bedroom and the pulley.

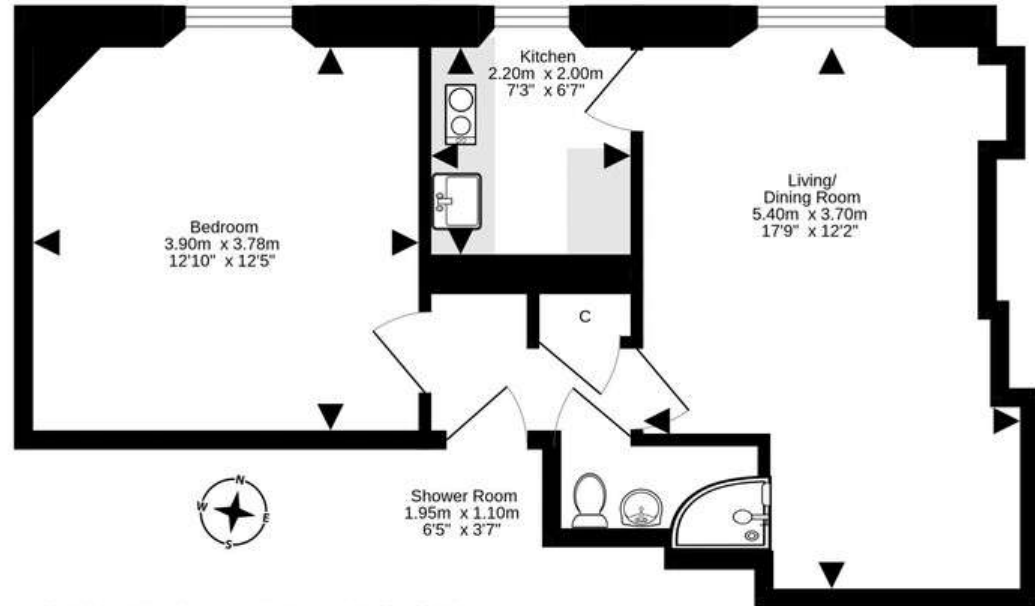
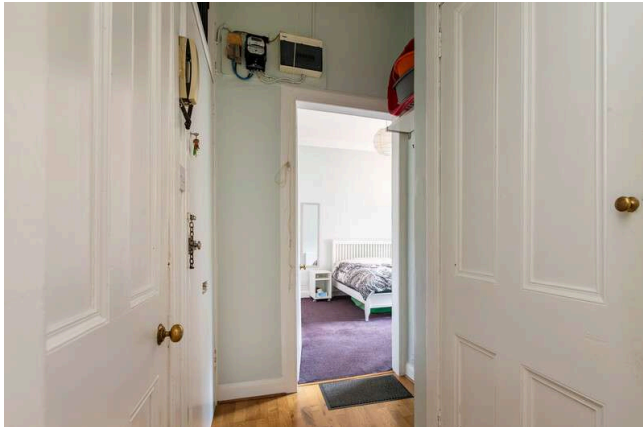
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.





Marchmont is one of Edinburgh's most desirable areas, being close to the city centre, the city's main financial core and both Edinburgh and Napier Universities. The vibrant district is surrounded by the exclusive areas of Bruntsfield and Merchiston, whilst the open expanses of Bruntsfield Links and the Meadows are just a leisurely stroll away. There is an abundance of bars, restaurants and cinemas, all within walking distance. The city centre itself can be accessed in a matter of minutes by car or public transport. There is good quality schooling, both in the public and private sectors, whilst the city by-pass and main motorway networks are easily accessible.





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