



25/3 Marchmont Road
MARCHMONT | EDINBURGH | EH9 1HY


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Set in the heart of fashionable Marchmont, moments from excellent amenities, a myriad of university buildings and the vast open green spaces of The Meadows Park is this spacious first floor apartment.

The accommodation comprises a welcoming entrance hallway with two deep storage cupboards, a bright bay windowed lounge with ornate cornicing and feature fireplace, a contemporary dining kitchen with attractive units and generous dining space, two well-proportioned double bedrooms, a useful box room and the flat is completed by a stylish bathroom with shower over bath. Externally there is a quiet and useful communal garden with ample resident's permit parking outside.

- Spacious traditional Victorian apartment
- Heart of Marchmont location
- Moments from The Meadows park
- Close to university and financial centres
- Welcoming hallway with storage
- Bright bay windowed lounge with ornate cornicing
- Contemporary dining kitchen
- Two large double bedrooms
- Useful box room
- Stylish bathroom
- Double glazed front windows
- Gas fired central heating

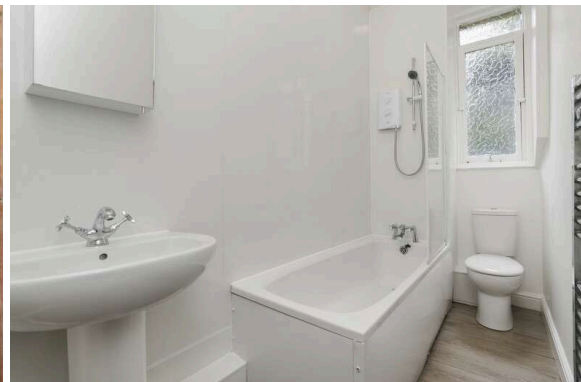
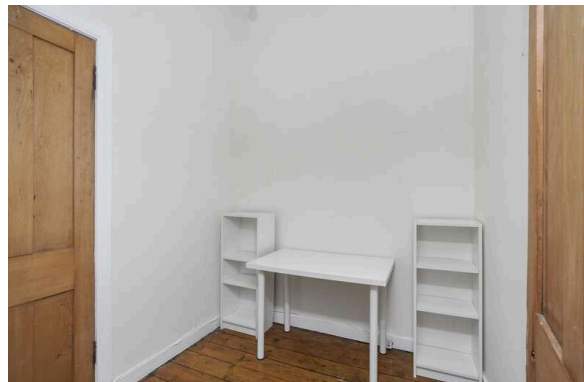
All white goods, blinds and curtains included in sale. Items of furniture can be available at separate negotiation. EPC Rating C.

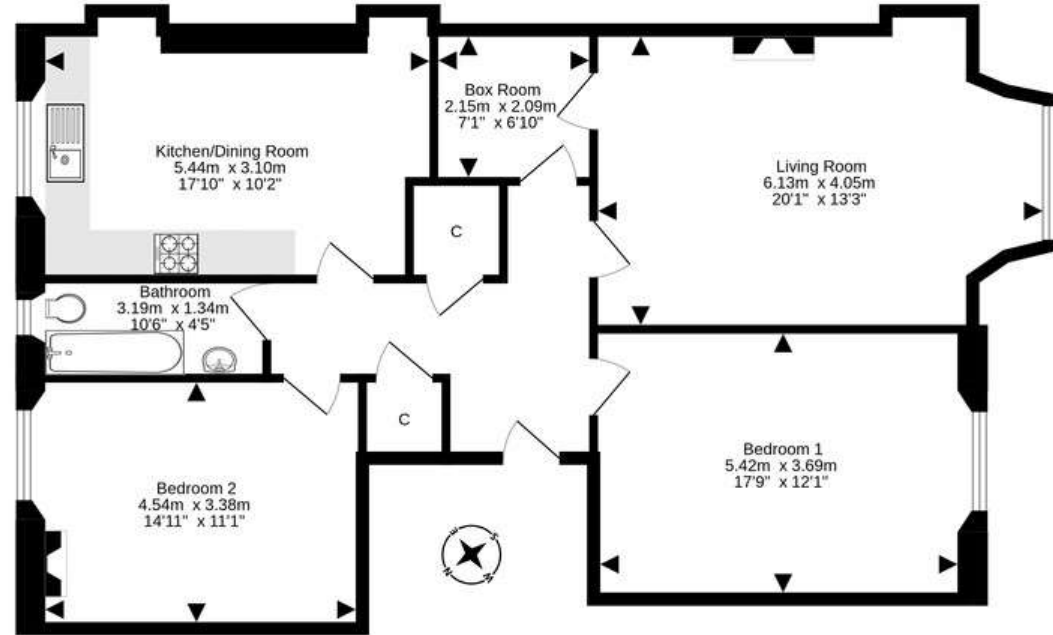


PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Positioned just south of the city centre, Marchmont falls within the Meadows and Bruntsfield conservation area and represents one of the most desirable postcodes in the capital. The area is popular with students, professionals and families alike owing to its leafy setting adjacent to The Meadows and proximity to the city centre, financial district and university quarter. The location enjoys a vibrant blend of independent shops and branded retailers, artisan coffee shops, cafes, takeaways, bars, pubs and restaurants. There is a Waitrose store and an M & S Food in neighbouring Morningside and a Sainsbury's Supermarket at nearby Cameron Toll Shopping Centre. Sport and fitness enthusiasts are spoiled for choice when it comes to indoor and outdoor facilities: from a state-of-the-art gym and swimming facilities at the Royal Commonwealth Pool, to tennis courts and football pitches at the Meadows. The property falls within the catchment area for some of the best primary and secondary schools and is also conveniently placed for a choice of independent schools.





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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