



21/4 Marchmont Road
MARCHMONT | EDINBURGH | EH9 1HY


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Beautifully presented, three bedroom, first floor apartment situated in the prestigious Marchmont district of Edinburgh, to the south of the city centre. Located just a short walk away from The Meadows, this impressive apartment has been tastefully decorated throughout to blend period features with modern fittings, and is presented to the market in move in condition. The spacious open plan living/dining/kitchen is flooded with an abundance of natural light through large bay windows and features a fireplace and bespoke shelving. The kitchen area is well-equipped and appointed, and offers a good amount of cupboard storage and there is a utility cupboard in the entrance hallway. The principal bedroom is a stylish double quietly situated to the rear and boasts an en-suite shower room with walk in dual headed mains shower. The two further bedrooms are both well-sized doubles, and a modern shower room completes the accommodation internally.

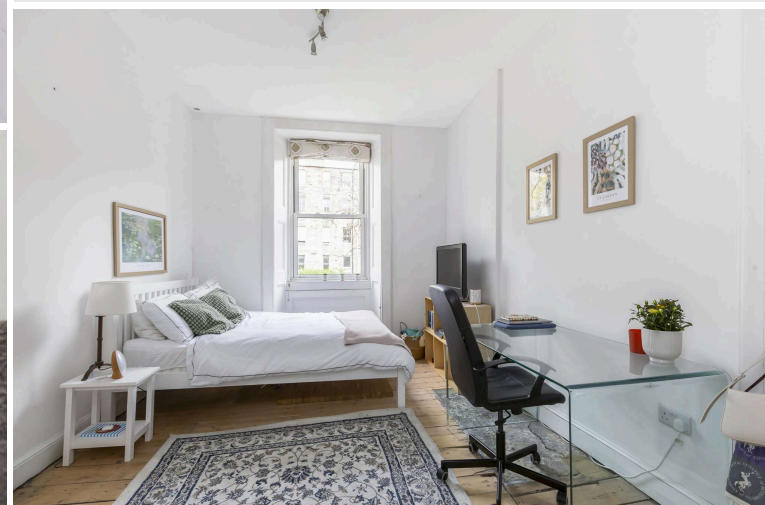
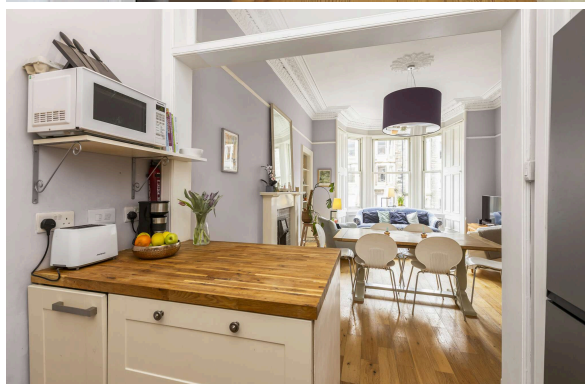
- Spacious three-bedroom apartment
- Highly desirable location
- Outstanding local amenities
- Open plan spacious living/dining/kitchen
- Principal bedroom with en-suite shower and sink
- Two further generous double bedrooms
- Main shower room
- Gas central heating
- Well-maintained, communal rear garden
- Residents' on street permit parking

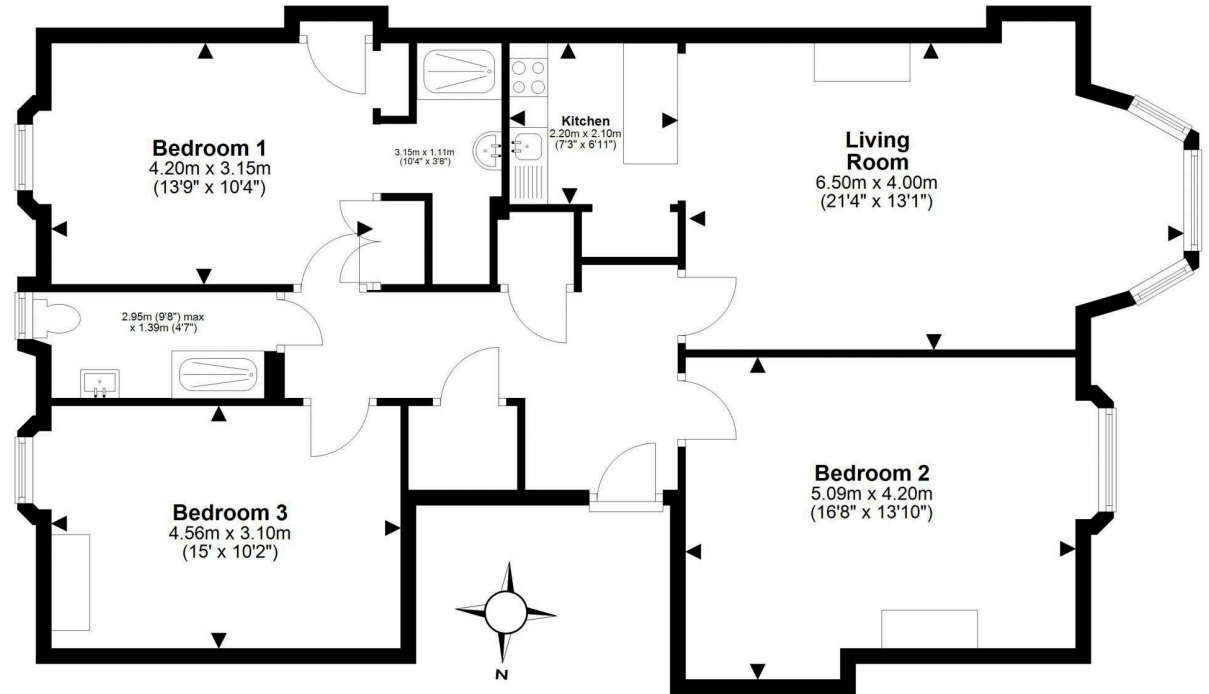
Included in the sale will be the blind in the main bedroom, the fridge, oven, dishwasher, microwave and dryer. Other items may be available by separate negotiation. EPC Rating C. Council Tax Band E.

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.





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.