


COULTERS[©]

38 MARCHMONT CRESCENT

MARCHMONT, EDINBURGH, EH9 1HG

 3 BED

 2 BATH

 2 PUBLIC



TAKE A LOOK INSIDE


An immaculately presented, spacious and bright, three-bedroom main door flat in Edinburgh's popular Marchmont district, within close proximity to The Meadows with a wealth of amenities nearby. The property has been upgraded by the current owners and provides fine period details, an east-west-facing aspect, and classic proportions, along with original hardwood flooring.



Of particular note is the large private garden to the rear with a useful workshop/home office with electricity. There is also a private front garden and access to a communal garden.

Minutes from the tree-lined Middle Meadow Walk and surrounded by independent boutiques, thriving bars, and bustling restaurants it will appeal to a variety of purchasers.


KEY FEATURES


 Stylish and immaculately presented main door flat

 3 bedrooms and 2 bathrooms

 Large private rear garden with workshop/office

 Permit parking

 In the heart of Marchmont

 Independent retailers and cafes within walking distance



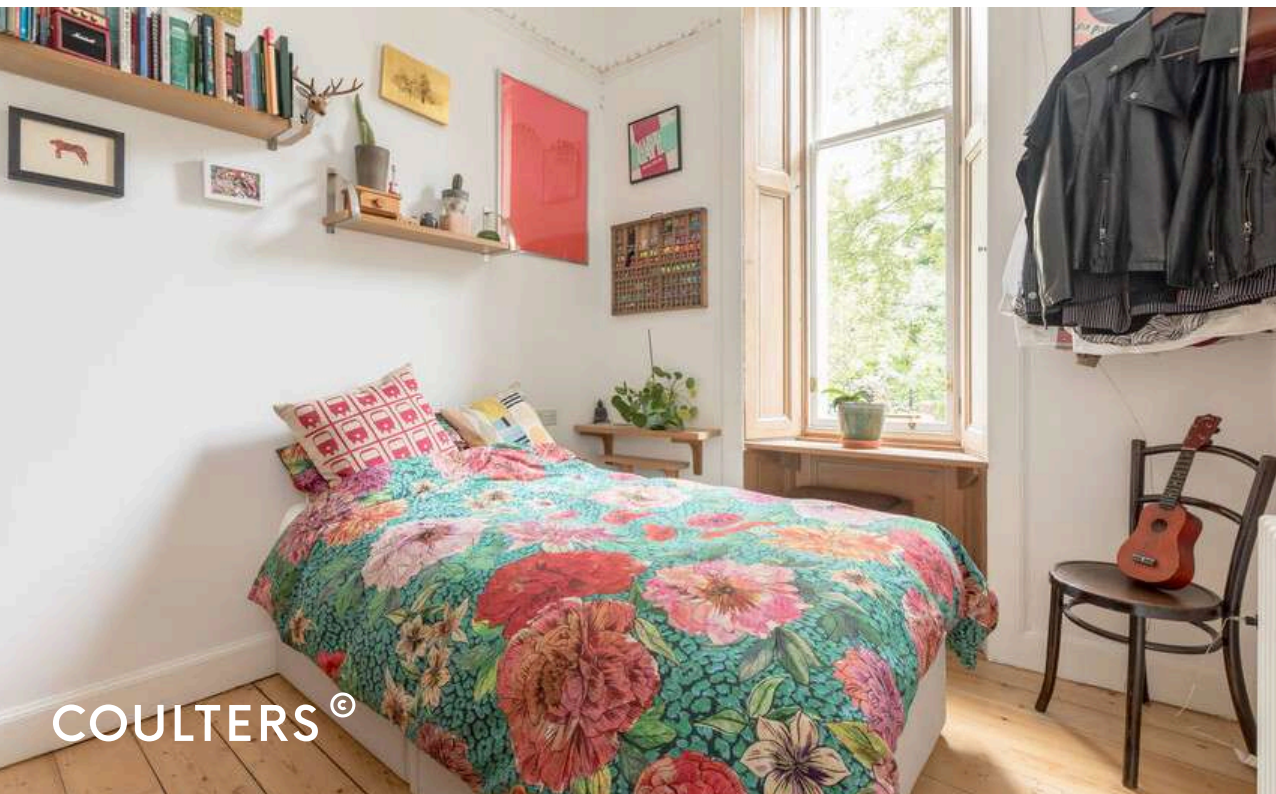


The accommodation comprises:

Spacious living room featuring twin sash and case windows, intricate cornicing, a shelved Edinburgh press, and a focal mantelpiece.

Dining room with wood burning stove, three bedrooms, a large bathroom and a further stylish shower room. A contemporary kitchen with wall and floor cabinetry and, exposed wood beams and access to the rear garden.





THE LOCAL AREA

Marchmont is a sought-after area a mile south of Edinburgh's city centre. There are a wide variety of amenities near to the area including a Sainsbury's Local and a Scotmid within walking distance. There are also independent special shops including greengrocers, wine merchants and delicatessens.

For recreational opportunities, there are green spaces on its doorstep with tennis courts, a bowling green, children's play areas and a pitch and putt. Highly regarded schooling is available across the private and state sectors including James Gillespie's Primary and High School and George Watson's College. Whilst access to the city centre and Haymarket Railway Station is a leisurely walk away, regular bus services operate and take less than 20 minutes.

EXTRAS

All blinds, certain light fittings, fitted flooring, freestanding cooker and integrated appliances are included in the sale price.



Marchmont Crescent,
Edinburgh,
EH9 1HG



Approx. Gross Internal Area
1305 Sq Ft - 121.23 Sq M
For identification only. Not to scale.
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Ground Floor

GET IN TOUCH

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.