

COULTERS<sup>©</sup>

# 100/7 THIRLESTANE ROAD

MARCHMONT, EDINBURGH, EH9 1AS

 3 BED  1 BATH  1 PUBLIC





## TAKE A LOOK INSIDE

100/7 Thirlestane Road is a fantastic top (4th) floor flat, offering views across the Edinburgh skyline towards the Castle. Finished to an impressively standard, the property has been a successful investment (HMO compliant) for the current owner who has finished the home with high quality fixtures and fittings.

The flat is accessed from the third floor, with the front door opening onto an entrance area and a set of stairs leading up to the main body of the flat on the fourth floor.

## KEY FEATURES



Fantastic top floor flat, finished to an impressively high standard.



Three bright double bedrooms.



Shared rear drying green.



On street resident's permit holder and metered parking.



Situated in the heart of sought after Marchmont.



Independent retailers and cafes within walking distance.

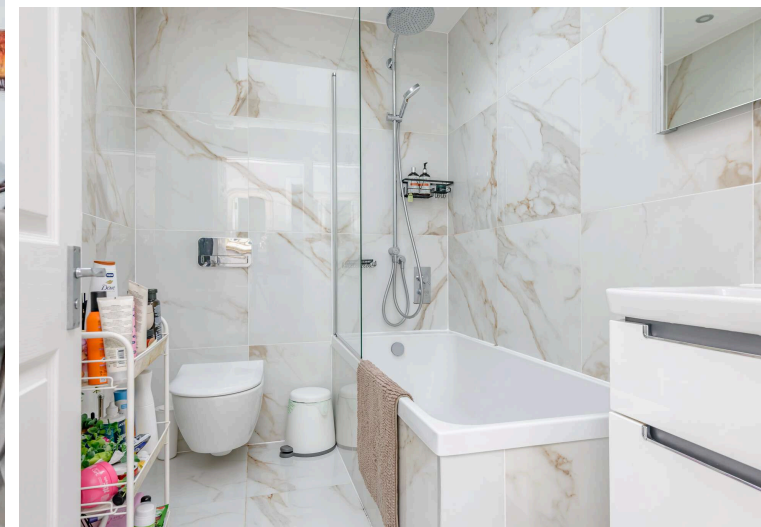


EPC Rating - C



Council Tax Band - C



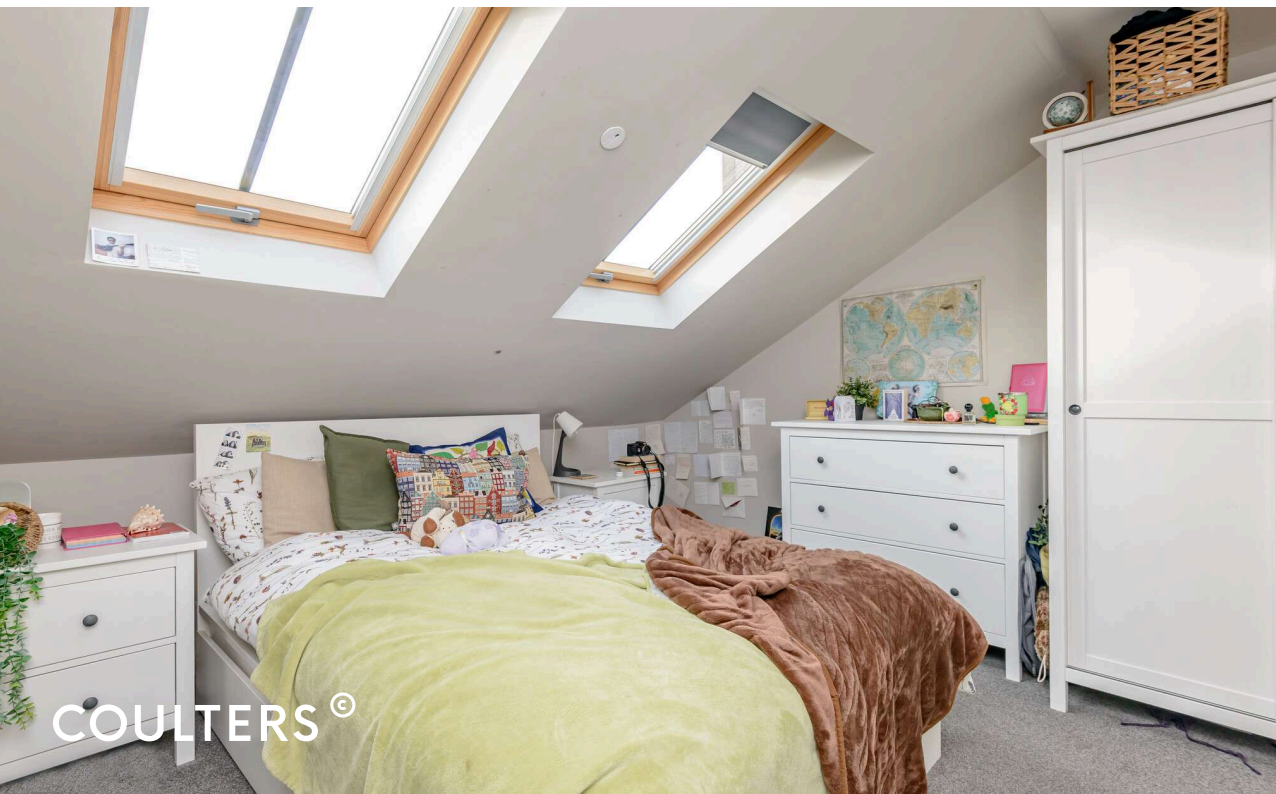


The open plan sitting room / dining room / kitchen is filled with natural light from the two Velux windows and an overhead skylight and is a lovely space for all inhabitants to congregate. A sleek, stylish Kitchens International kitchen flanks the rear wall with gorgeous wall and base mounted cabinetry. The integrated appliances include an eye-level oven and microwave, hob, extractor hood, washing machine, dishwasher and fridge/freezer. There are three double bedrooms, all with wall mounted television brackets and soft fitted carpets are filled with light provided by the velux windows. There is a good sized storage room, whilst a beautiful porcelain Villeroy & Boch tiled bathroom is fitted with a bath (and shower over), WC and wash hand basin completes the internal accommodation. Heating and hot water is provided by gas central heating. The velux windows are all double glazed.

Externally there is a shared rear drying green accessed from the communal stair. Resident's permit holder and metered parking is available on the street outside.







## THE LOCAL AREA

Marchmont is a leafy residential area south of Edinburgh's City Centre. Moments from The Meadows, the property enjoys access to peaceful walks and far-reaching cycling routes as well as coffee shops and independent boutiques.

Discover excellent recreational amenities at the newly-refurbished Warrender Swim Centre with its heritage Victorian pool and state-of-the-art fitness gym or at one of the numerous yoga studios. Practice your swing on The Links - home to the world's first club house.

For everyday shopping, there is a conveniently located Scotmid, along with the renowned Victor Hugo Deli, local fishmonger and greengrocer. It is an ideal location for the University of Edinburgh and Edinburgh College of Art, both within walking distance.

Highly regarded schooling includes Sciennes Primary and James Gillespie's High School, with private school choices such as George Watson's College, all also within walking distance.

While the City Centre is easily accessible on foot, regular bus services take less than twenty minutes.

## EXTRAS

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

The wall mounted televisions and furniture are available by separate negotiation.

**HOME REPORT VALUATION: £425,000**



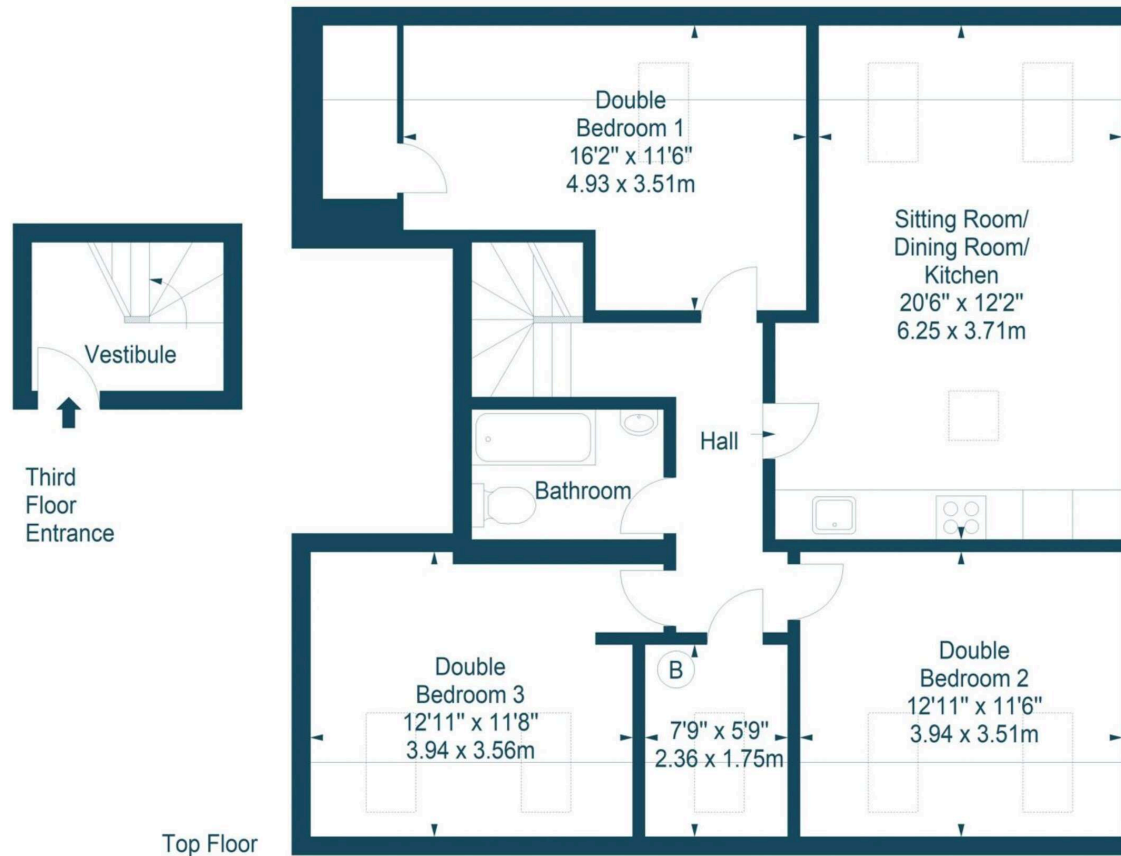




Thirlestane Road,  
Edinburgh,  
Midlothian, EH9 1AS



Approx. Gross Internal Area  
1027 Sq Ft - 95.41 Sq M  
For identification only. Not to scale.  
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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.