

COULTERS<sup>©</sup>

# 4 THIRLESTANE ROAD

MARCHMONT, EDINBURGH, EH9 1AN

 2 BED  2 BATH  1 PUBLIC



## TAKE A LOOK INSIDE

Enjoying a superb central location in the heart of Marchmont, this delightful maindoor flat offers bright and well maintained accommodation. Forming part of a elegant traditional tenement building, the flat benefits from it's own private south facing front garden.

The flat retains many of the original period features and benefits from gas central heating with sash and case windows. With an entrance vestibule, the flat has a lovely airy hall with the original floors which have been stripped and sanded to show off their natural beauty. There is a delightful, spacious bay windowed sitting room with original cornice, a shelled cupboard and a fireplace creating a lovely focal point in the room.

## KEY FEATURES



Well presented, spacious and bright maindoor flat.



Two generous double bedrooms.



Sunny & secluded private front garden.



Residents' on street permit holder parking.



Situated in the heart of the ever popular Marchmont.



Within a very short walk of local shops and cafes.



EPC Rating - D



Council Tax Band - E





The kitchen is fitted with a range of white wall and base mounted cabinetry with a wood effect worktop.

The generously proportioned double bedroom one is to the front of the property, with an en-suite shower room (with shower, WC and wash hand basin), whilst the second double bedroom (quietly situated to the rear of the building) has a very deep cupboard/wardrobe with shelving. The bathroom is fitted with a bath (and shower over), WC and wash hand basin. Deep cupboard storage space is available in the hall where there is also access door to the stairwell and communal back green.

Externally, the private front garden is a delightful spot, surrounded by hedging and planted with a charming combination of bushes and shrubs. To rear there is a shared garden.

Resident permit on street parking (Zone S1) and metered parking is available on Thirlestane Road.





## 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.

There are 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 Sainsbury & Nisa Local, 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.

The property is in the catchment area for highly regarded schools: James Gillespie's Primary School, St Peter's RC Primary School, James Gillespie's High School and St Thomas of Quin's RC High School. Further private school choices such as George Heriot's School and George Watson's College are also within walking distance.

While the City Centre is easily accessible on foot, regular bus services take about 10 minutes.

## EXTRAS

All light fittings, carpets, fitted flooring and integrated appliances (gas hob, oven, extractor hood, dishwasher, washing machine and fridge/freezer) are included in the sale price. Some additional items may be available by separate negotiation.

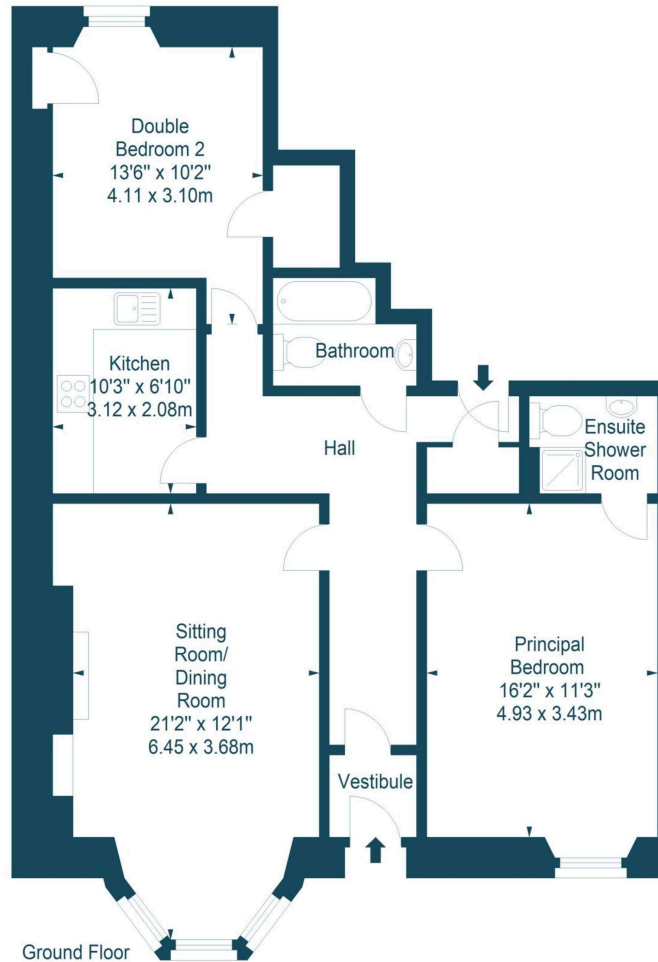
**HOME REPORT VALUATION: £460,000**



Thirlestane Road, EH9 1AN



Approx. Gross Internal Area  
910 Sq Ft - 84.54 Sq M  
For identification only. Not to scale.  
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## 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.