

COULTERS<sup>©</sup>

# 2 (FLAT 4) MARCHMONT ROAD

MARCHMONT, EDINBURGH, EH9 1HZ

4 BED 1 BATH 2 PUBLIC





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## TAKE A LOOK INSIDE

Forming part of the iconic entrance to the much-loved area of Marchmont, occupying all of the top floor, overlooking The Meadows sits this fantastic, architecturally impressive stone built apartment. Offering breath taking, panoramic views of the Edinburgh city skyline, this extremely generously proportioned 4th floor flat has been owned by the same family for over 50 years and is thus a truly rare opportunity to purchase it. The home benefits from not only a wonderful turreted view in the sitting room, but also a separate turreted room above, where one can gaze out and take in the stunning vista encompassing Edinburgh Castle, Arthur's Seat and Holyrood Park to name but a few. The property now requires modernisation throughout, but is a blank canvas, ready for someone to bring their design ideas to make it a sensational home with their own "stamp" on it.

## KEY FEATURES



Extremely spacious & architecturally impressive top floor flat.



Four spacious bedrooms, a boxroom and a separate turret room.



Spectacular, most desirable unobstructed views in all the main rooms all year round.



Located in the ever-popular area of Marchmont on the edge of the Meadows.



On-street resident's permit holder parking.



Shared rear garden and located directly opposite The Meadows.



EPC Rating - E



Council Tax Band - F



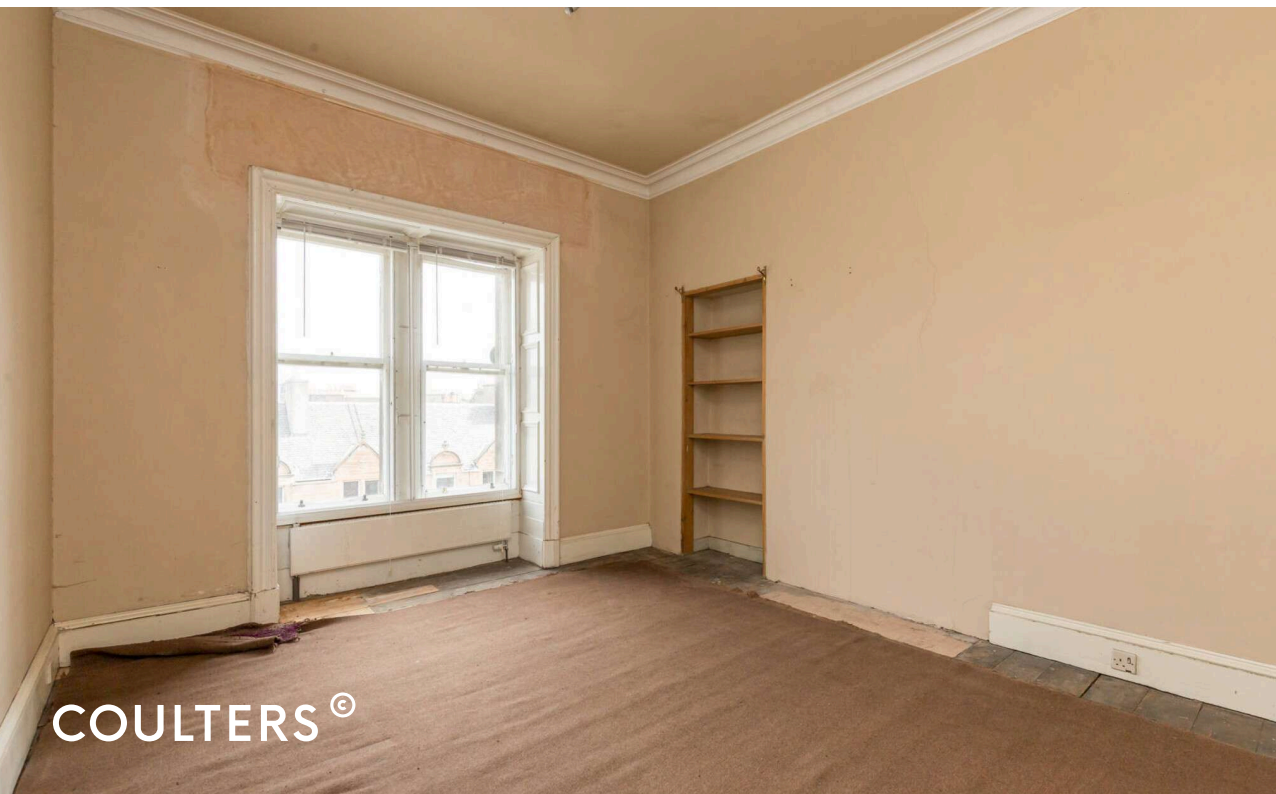


Accessed by way of a shared entrance, the striking oriental style solid wood front door opens on to a long hall with sanded and polished wood floors along with plenty of storage cupboards. The expansive, bright living room offers a wonderful outlook to both Marchmont Road and The Meadows with the turret area offering the potential to be a superb dining space or additional nook, incorporating three separate window seats to enjoy the superb views. There is a fireplace and exposed brickwork offers another interesting focal point in the room (when not admiring the views).

To the rear is a spacious dining kitchen, looking out to the communal garden with further exposed brickwork and a range of cabinets fitted, a gas hob, washing machine, extractor hood oven and fridge/freezer.







## MORE INFORMATION

All of the bedrooms are extremely generously sized, but the principal bedroom is particularly large and looks out over the Meadows onto Edinburgh Castle, with a fireplace.

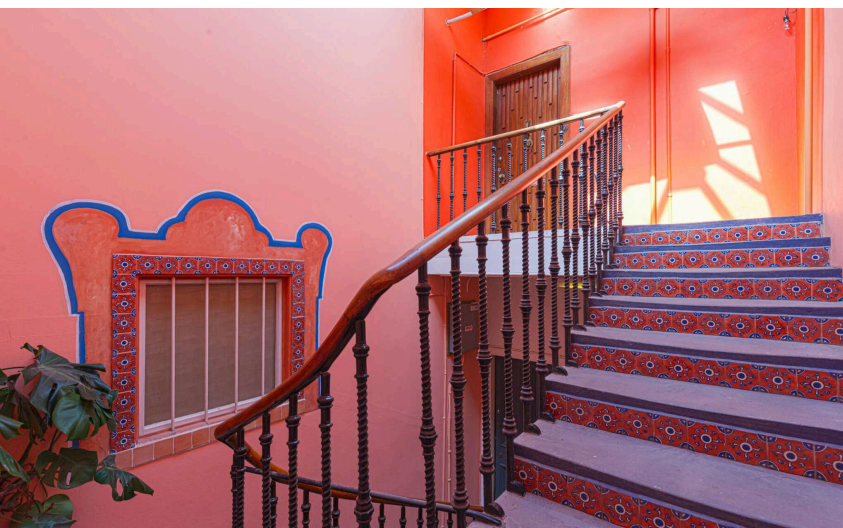
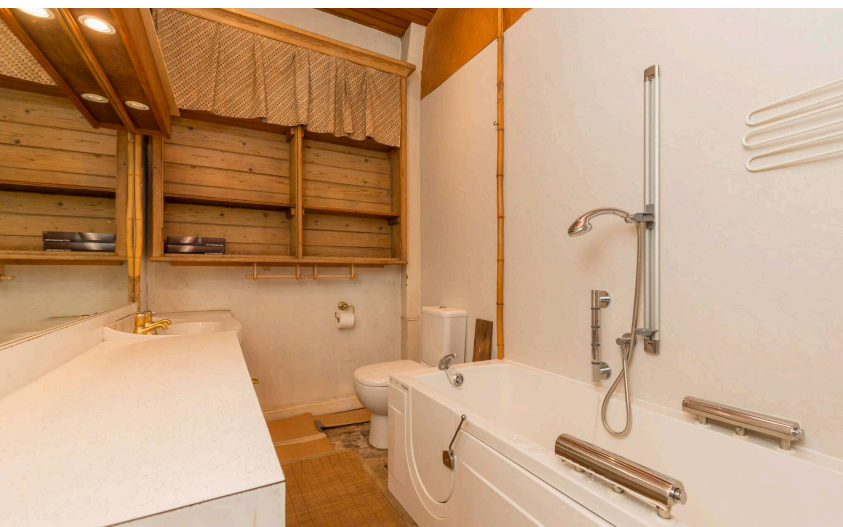
There are three further double bedrooms (all well-proportioned and airy along with a good sized boxroom (with washing pulley). The bathroom has been fitted with a bath (incorporating side panel access), WC and wash hand basin. Last but by no means least, accessed by a fixed stair/ladder is the fabulous turret room on the floor above, where there are more uninterrupted views and yet more potential opportunities to create a magical space.

To the rear of the property is a shared garden, accessed from the communal stair which is mainly laid to lawn. Resident's permit holder parking is available on the street outside.

## EXTRAS

All light fittings, flooring and kitchen appliances are included in the sale price, however simply due to their age and the nature of the sale, no warranty will be given for the kitchen appliances functionality.









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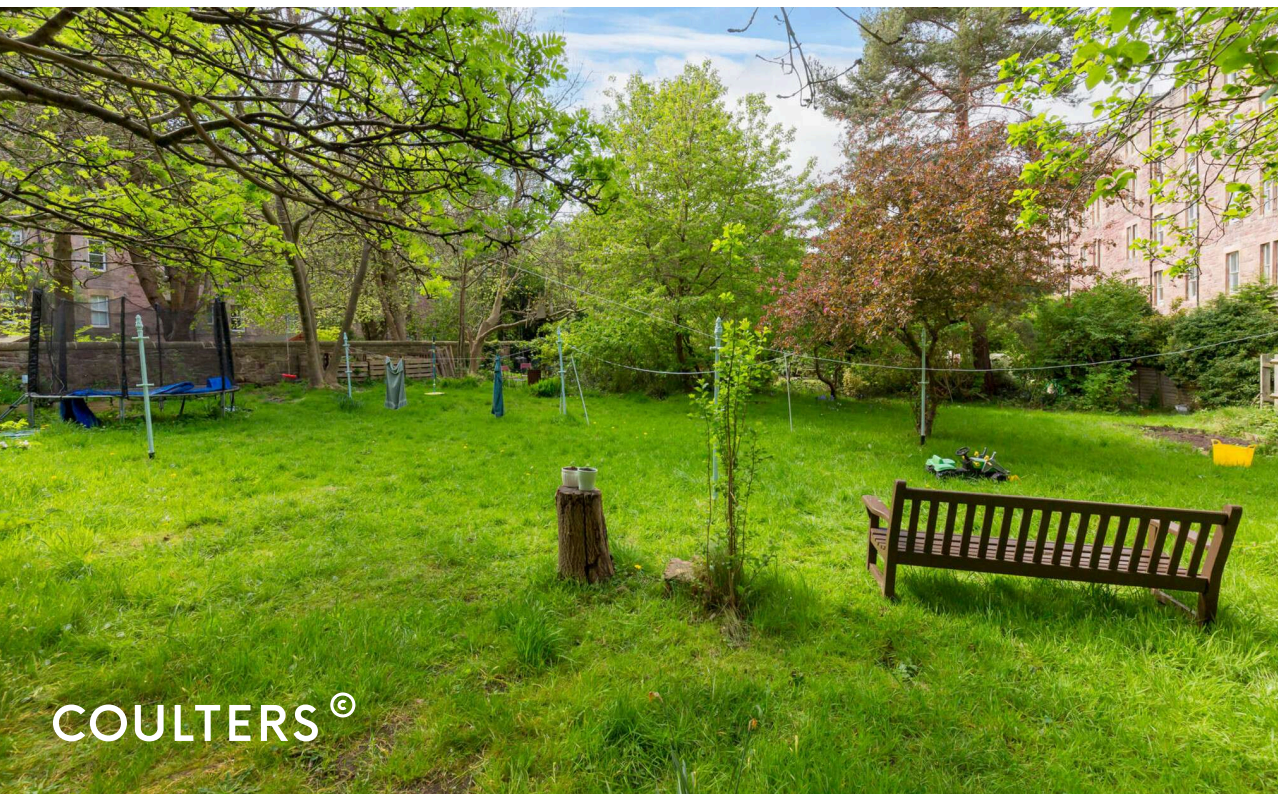
## THE LOCAL AREA

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 Sainsburys, along with a Margiotta, local fishmonger and greengrocer.

It is an ideal location for the University of Edinburgh and Edinburgh College of Art, both within walking distance.



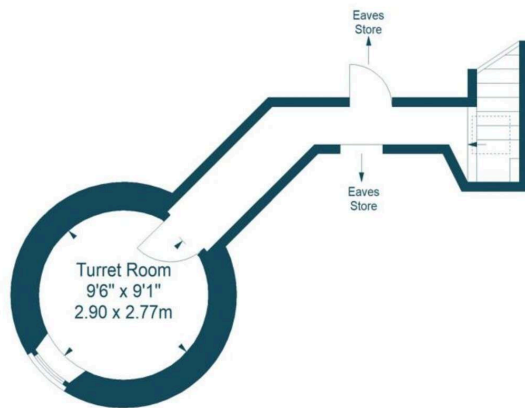
The property is in the catchment area for highly regarded schools: James Gillespie's Primary School, St Peter's RC Primary School, James Gillespie's High School and St Thomas of Quin's RC High School. Further private school choices such as George Heriot's School and George Watson's College are also within walking distance. While the City Centre is easily accessible on foot, regular bus services take less than twenty minutes.



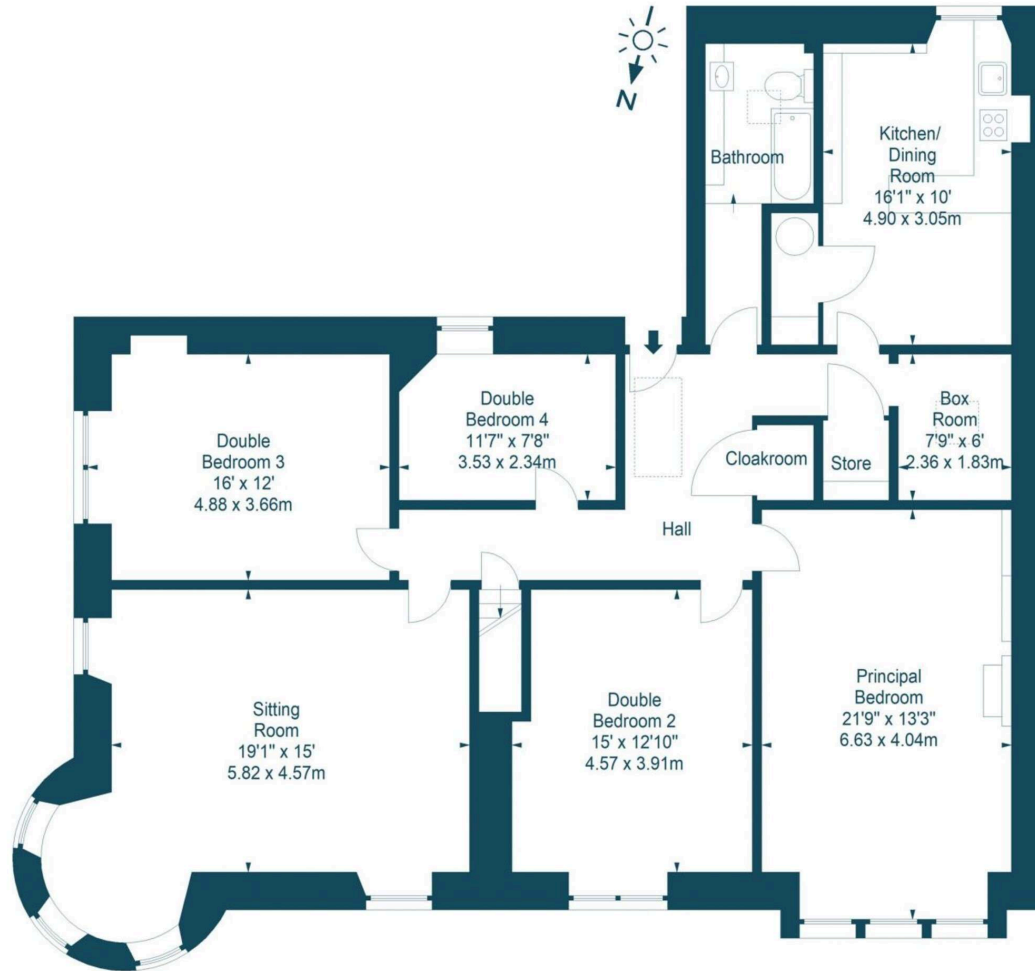
Marchmont Road,  
Edinburgh,  
EH9 1HZ



Approx. Gross Internal Area  
1801 Sq Ft - 167.31 Sq M  
For identification only. Not to scale.  
© SquareFoot 2025



Fifth Floor



Fourth 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.