96 (3F3) MARCHMONT ROAD

MARCHMONT, EDINBURGH, EH9 1HR

🛏 2 BED   🛁 1 BATH   🛋 1 PUBLIC

VIRTUALLY STAGED

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VIRTUALLY STAGED

TAKE A LOOK INSIDE

Located on the top floor of a Victorian tenement in the heart of Marchmont, this bright and spacious corner flat offers superb potential in one of Edinburgh's most desirable areas.

The property has a flexible layout that could easily be adapted to suit a variety of needs. It has most recently been configured as a three-bedroom HMO, perfect for students, but the accommodation could equally suit professionals and small families.

KEY FEATURES

Top floor flat with potential.

Extremely spacious with two bedrooms plus box room.

The Meadows just a short stroll away.

Permit parking available.

University of Edinburgh close by.

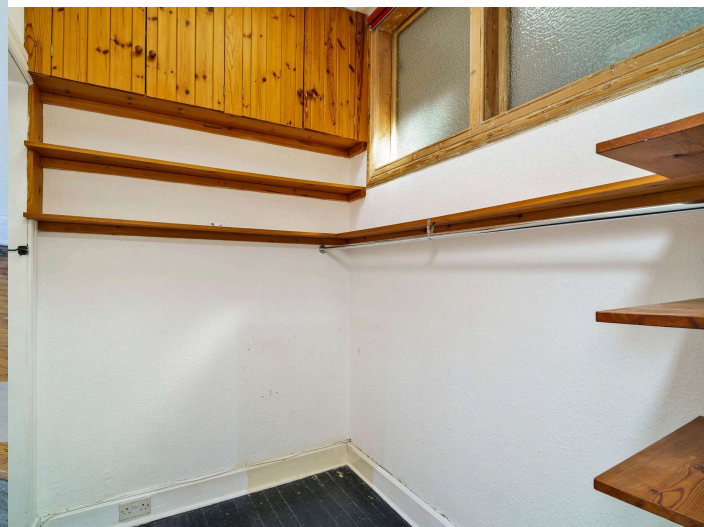Located in the popular area of Marchmont.

EPC Rating - D

Council Tax Band - E

VIRTUALLY STAGED

The front door opens onto a welcoming hallway with natural light from a small, central cupola. There is a generous sitting room featuring a striking corner bay window, cornicing and feature fireplace. The kitchen/dining room is particularly spacious and enjoys wonderful rooftop views stretching as far as Edinburgh Castle. This versatile room offers ample space for dining and socialising and has served as a shared living area under the previous HMO use.

There are two very well-proportioned double bedrooms, versatile box room and a traditional bathroom. While the flat would now benefit from upgrading, it is fitted with gas central heating and retains period features such as original doors, decorative plasterwork and single glazed sash and case windows throughout. Recent updates include fresh paintwork and new carpets.

The property also enjoys access to a shared garden to the rear and on-street residents' permit parking.

COULTERS

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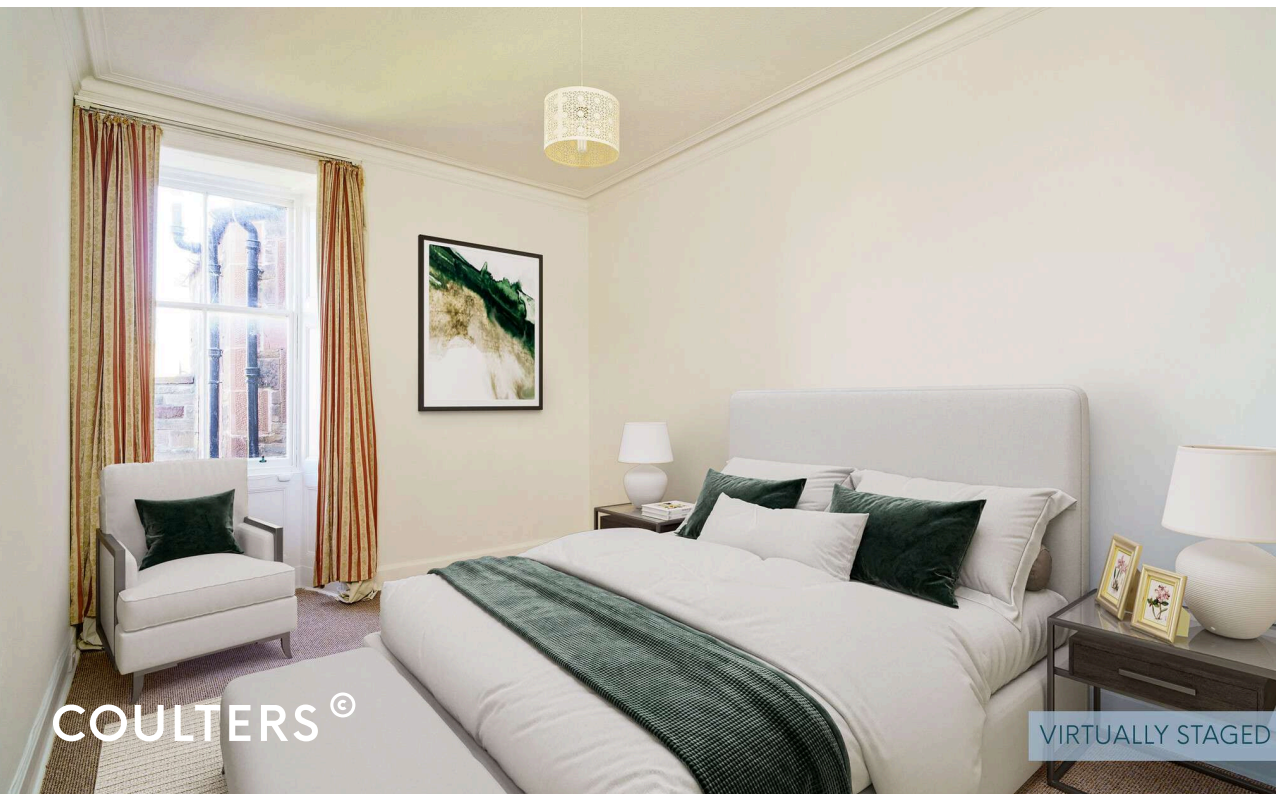VIRTUALLY STAGED

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THE LOCAL AREA

Part of the Marchmont, Meadows and Bruntsfield conservation area, Marchmont enjoys a highly desirable setting beside the Meadows, one of the capital's most beloved public parks. It has a central location too, within brisk walking distance of the city centre, the Old Town, and fashionable areas like Morningside. Unsurprisingly, Marchmont is popular with city professionals and families, as well as students thanks to the nearby University of Edinburgh and Edinburgh Napier University campuses. It is served by an excellent range of local amenities, including numerous stores in neighbouring Bruntsfield and Morningside, which are known for their independent boutiques and artisan coffee shops. There is also an arthouse cinema and a choice of theatres. For fitness enthusiasts, there are numerous gyms and indoor sports facilities, as well as the Warrender Swim Centre just a five minute walk away. Marchmont has excellent public transport links with regular bus services and convenient access to the City of Edinburgh Bypass, Edinburgh International Airport, and the M8/M9 motorway network. For greener travel across the city, there are many cycle and walking paths. The property falls within the catchment area for the highly regarded James Gillespie's Primary and High Schools, plus, it is well placed for some of the capital's most prestigious independent schools. Extras
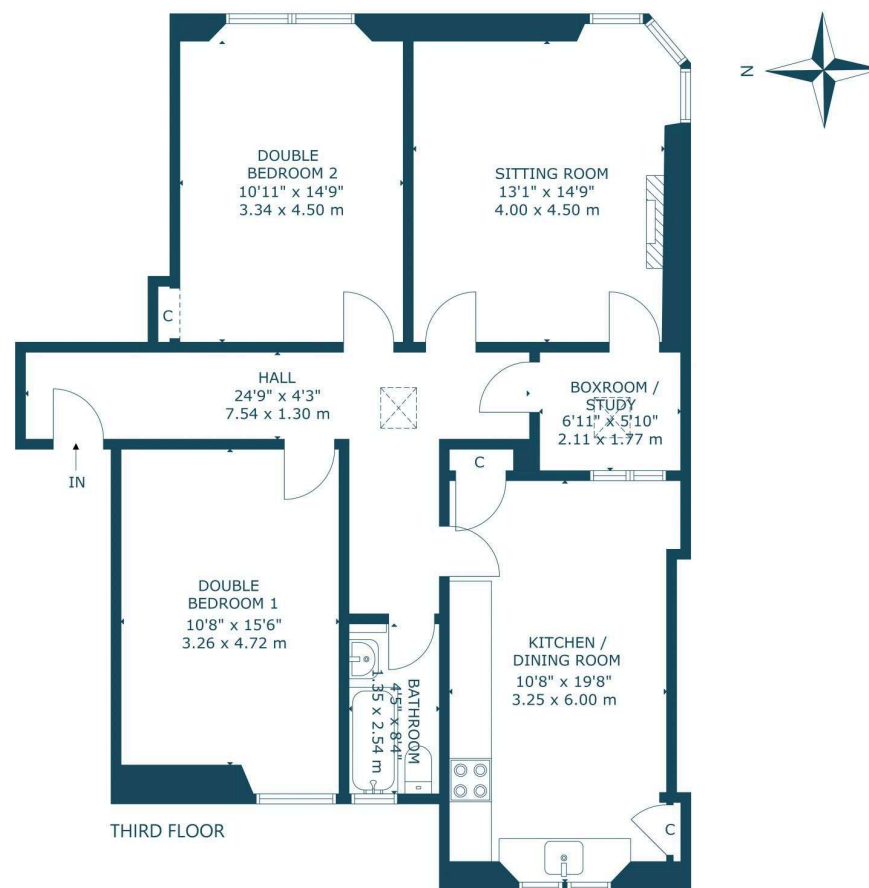
EXTRAS

All light fittings, fitted flooring, window coverings and white goods are included in the sale price. Other items of furniture may also be available via separate negotiation.

HOME REPORT VALUATION: £370,000

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DOUBLE
BEDROOM 2
10'11" x 14'9"
3.34 x 4.50 m

SITTING ROOM
13'1" x 14'9"
4.00 x 4.50 m

C

HALL
24'9" x 4'3"
7.54 x 1.30 m

BOXROOM /
STUDY
6'11" x 5'10"
2.11 x 1.77 m

IN

C

DOUBLE
BEDROOM 1
10'8" x 15'6"
3.26 x 4.72 m

KITCHEN /
DINING ROOM
10'8" x 19'8"
3.25 x 6.00 m

BATHROOM
4'5" x 8'4"
1.35 x 2.54 m

THIRD FLOOR

C

96 (3F3), MARCHMONT ROAD, EDINBURGH, EH9 1HR
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1,025 SQ FT / 95 SQ M
All measurements and fixtures including doors and windows are
approximate and should be independently verified.
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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.