

COULTERS<sup>®</sup>

# 25/1 MARCHMONT ROAD

MARCHMONT, EDINBURGH, EH9 1HY



3 BED



1 BATH



1 PUBLIC





## TAKE A LOOK INSIDE

This is an immaculate, three-bedroom ground floor apartment, situated in the heart of affluent and leafy Marchmont. Impressive interiors combine fine original period features with chic contemporary finishes. Forming part of a handsome traditional tenement with a private front and shared rear garden, the property enjoys an excellent variety of local amenities, peaceful green spaces, and highly regarded schooling. This will make a wonderful home for a family or young professional.

## KEY FEATURES



Most impressive, beautifully presented ground floor flat situated a stone's throw from The Meadows.



Three double bedrooms.



Private front garden and shared rear garden.



On street permit holder and metered parking.



Located in the heart of the sought after area of Marchmont.



An array of independent retailers and cafes nearby.



EPC Rating - C



Council Tax Band - E





To the front of the building is a light, front-facing living room with triple partially glazed windows. Original period features include ornate cornicing, Edinburgh press, and an eye-catching fireplace.

A well-laid out kitchen is adjacent to the lounge via attractive French doors. Shaker style wall and floor units sit alongside high-quality wooden worktops, attractive splashback tiling, and integrated appliances.







## CONTINUED...

Also to the front is a generous principal double bedroom with front-facing aspect, ornate cornicing, picture rail, and sash and case windows. Two further carpeted double bedrooms benefit from a rear leafy outlook. There is a well-presented family bathroom with three-piece white suite. A useful utility cupboard is accessed from the hallway which includes washing machine and tumble dryer. Heating and hot water are provided by gas central heating.

Externally there is a private enclosed front garden and neat rear shared garden. Resident's permit holder and metered parking is available on the street outside.

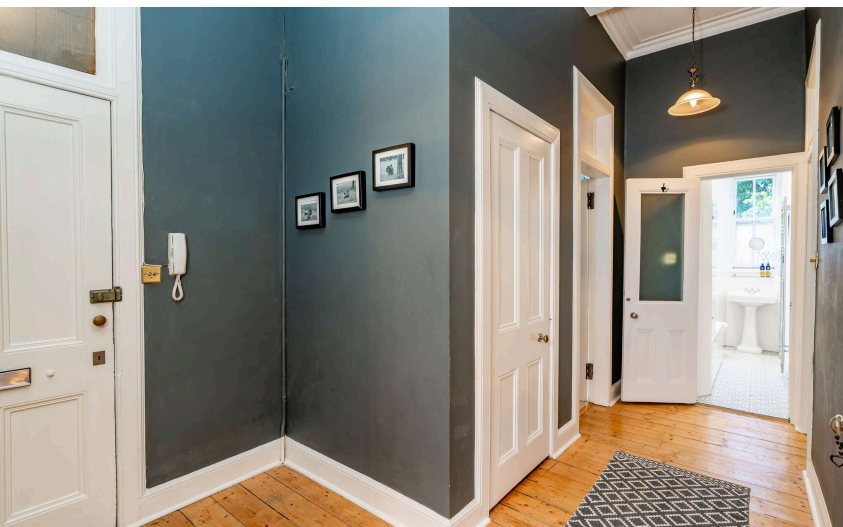
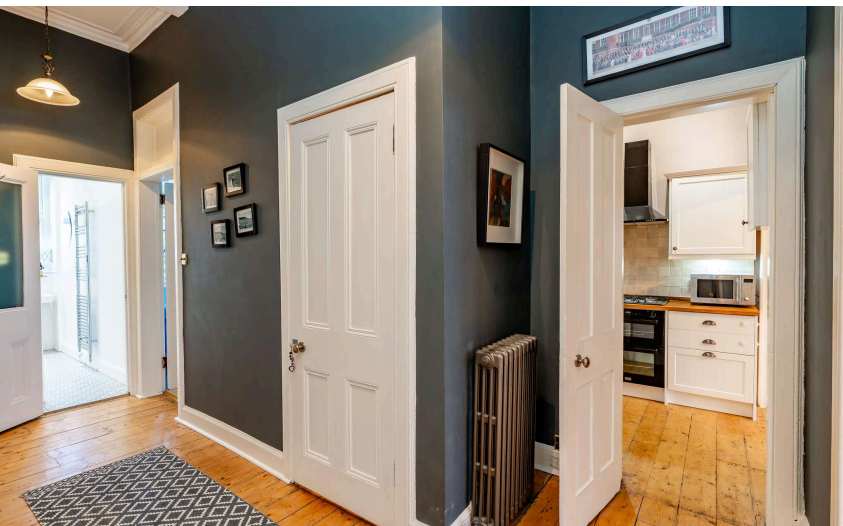
## EXTRAS

All fitted flooring, the washing machine, tumble dryer and integrated appliances are included in the sale price.

The furniture is available by separate negotiation.















## 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.

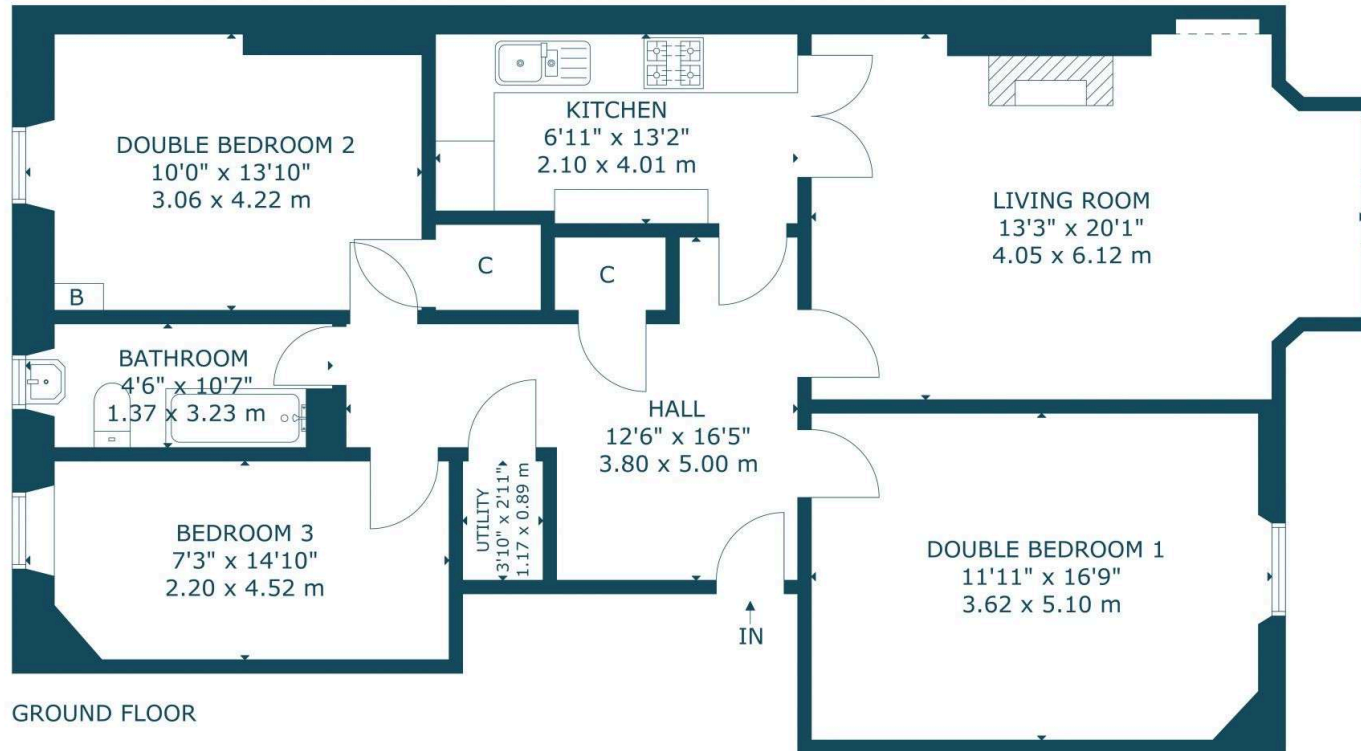
For everyday shopping, there is a conveniently located Sainsburys, along with a Margiotta, local fishmonger and greengrocer. It is an ideal location for the University of Edinburgh and Edinburgh College of Art, both within walking distance.

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.







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 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,054 SQ FT / 98 SQ M  
 All measurements and fixtures including doors and windows are  
 approximate and should be independently verified.  
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0131 603 7333



[enquiries@coultersproperty.co.uk](mailto:enquiries@coultersproperty.co.uk)

## 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.