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10/1 St. Margaret's Place

Marchmont | Edinburgh | EH9 1AY

A fantastic opportunity has arisen to purchase this superb, rarely available ground floor flat forming part of an exclusive walled development with garage, private patio, well maintained communal gardens and parking, located in the highly desirable Marchmont district of South Edinburgh. The property would appeal to professionals, families or retirees.

-  3 Bedrooms
-  2 Public Rooms
-  3 Bathrooms
-  Garage and Residents Parking
-  Private Patio & Communal Gardens
-  EPC Rating – C
-  Council Tax Band – G

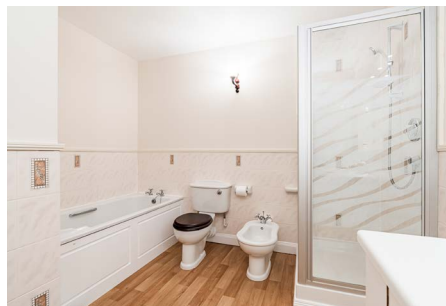


Description

This beautiful accommodation briefly comprises a secure entry system, an entrance vestibule with storage, and a welcoming hallway with a convenient WC and additional storage. A rear hallway provides further storage and direct access to the garage.

The property boasts a bright and airy bay-windowed reception room featuring a gas fireplace, with a spacious dining room positioned just off, offering access to a private patio and well-maintained communal gardens. The well-proportioned kitchen/dining area includes a peninsula unit and a useful pantry cupboard.

The generous principal bedroom benefits from a walk-in dressing room and an en-suite bathroom with a separate shower enclosure. There are two further well-sized double bedrooms, both with fitted wardrobes and en-suite shower rooms. Additional features include gas central heating, with a new boiler installed in October 2025, and double glazing throughout.



Extras

All fitted floor coverings will be included in the sale together with the hob, oven, integrated fridge/freezer, integrated washing machine, and integrated dishwasher.

Gardens, Garage & Driveway

A real feature of this property is the superb private patio area, creating the ideal environment to enjoy outside dining/relaxing. The development boasts attractively landscaped communal grounds with wide lawns and well-stocked mature shrub borders and mature trees. There is residents parking available in addition to the private garage which is a single garage with up and over door, power and light.

Factor

The development is managed by Myreside Management for a fee of approx. £450 per quarter. This includes maintenance of communal areas, stair cleaning and buildings insurance.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

St. Margaret's Place is a peaceful cul-de-sac located opposite the handsome sandstone terraces of Thirlestone Road in the popular south Edinburgh district of Marchmont. The property is well-placed for access to Marchmont's superb amenities but is also within easy walking distance of nearby Bruntsfield and Morningside. An array of local shops, services, cafes and restaurants can be found in the area in addition to superb recreational facilities including the iconic Warrender Swim Centre and the wide open spaces of Bruntsfield Links and The Meadows. The city centre is within reasonable walking distance along with Edinburgh & Napier Universities and a wide range of highly regarded schooling is available in the area from nursery to secondary level. Regular local bus services provide swift access to the city centre and surrounding areas.





Approx. Gross Internal Floor Area 164 Sq M / 1761 Sq Ft.

Ground Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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