



10 (1F1) Meadow Place, Marchmont
MARCHMONT | EDINBURGH | EH9 1JZ

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Occupying a prime position opposite the green expanse of the tree lined Meadows is this exceptionally light and spacious three bed first floor flat, boasting leafy views from each window and with the central Universities and fabulous amenities within walking distance.

This impressive property showcases exceptionally well proportioned and flexible accommodation retaining lovely period features, ideal as either a comfortable private home or investment purchase. White gloss units and contrasting tiled splash-backs feature within the kitchen and the bathroom is fitted out with a white suite and mixer shower. Excellent storage is provided by way of large cupboards off the living room and hallway.

- Twin window living/dining room
- Fitted kitchen
- Bay windowed principal bedroom with mantelpiece and decorative cornicework
- Two further bedrooms
- Bathroom with mixer shower
- Hallway with two store cupboards
- Gas central heating
- Security entryphone system
- Shared rear garden
- Permit parking

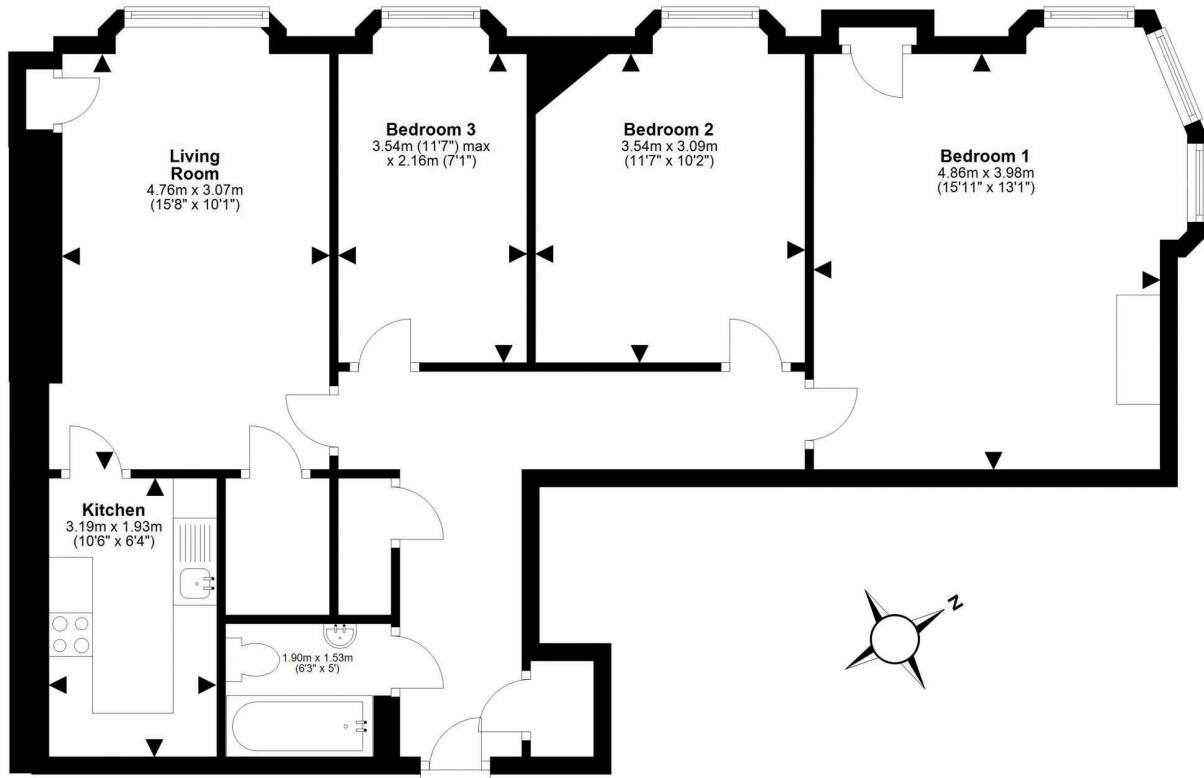
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Property sold as seen. EPC: C

Marchmont is one of Edinburgh's most desirable areas, being close to the city centre, the city's main financial core and both Edinburgh and Napier Universities. The vibrant district is surrounded by the exclusive areas of Bruntsfield and Merchiston, whilst the open expanses of Bruntsfield Links and the Meadows are just a leisurely stroll away. There is an abundance of bars, restaurants and cinemas, all within walking distance. The city centre itself can be accessed quickly by car or public transport. There is good quality schooling, both in the public and private sectors, whilst the city by-pass and main motorway networks are easily accessible.





For details of the total internal floor area, please refer to the Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.