

OFFERS OVER £675,000

102 Thirlestane Road
Edinburgh, EH9 1AS

drummondmiller
Solicitors & Estate Agents





Spacious 3 bed main door flat finished to an exceptional standard in the sought after Marchmont.

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Description

Drummond Miller is delighted to present this charming and bright three-bedroom Victorian main door flat in the much sought-after area of Marchmont. The welcoming vestibule with original tiled flooring leads into a spacious grand hallway finished with original wooden flooring.

To the front of the property is the impressive south-facing, bay windowed sitting room that offers an open outlook. The room also retains attractive period features, including original cornicing and a working fireplace.

Across the hallway is the principal bedroom which benefits from bespoke wardrobes. There is a stylish en-suite complete with a modern Asagi soaking tub.

The luxury family bathroom is stylish whilst conveniently having a large oval bath and walk in shower which is fully tiled.

To the rear of the flat, overlooking the shared garden are two double bedrooms with bedroom three having direct access to the garden via a raised decked area.

The modern kitchen provides ample storage and beautiful quartz worktop. The kitchen is fitted with a range of integrated appliances including a Neff induction hob & extractor and a double oven/grill. The room, complete with a built in dining area has a lovely outlook onto the rear garden and also benefits from a large high ceiling pantry and utility room.

The property further benefits from a large storage cupboard off the hallway.







Central Heating and double glazing

There is gas central heating, alongside double-glazed sash & case windows throughout.

Garden and parking

Externally, the property sits within a traditional tenement-style and benefits from its own private south facing front garden. On-street permit parking is available via application.

Location

Thirlestane Road is situated south of the city centre and within minutes of Bruntsfield Links. Local amenities are close by on Marchmont Road and Bruntsfield Place, with a host of independent shops and a Waitrose and M & S in nearby Morningside. There is a plethora of eateries and coffee houses. Within easy reach is a range of sporting and leisure activities, including Warrender Swimming Baths, the Kings Theatre and the Dominion Cinema. There are also excellent walking opportunities in Holyrood Park and The Meadows. The property is well located for the city's universities and its public and private sector schooling, including James Gillespie's primary and secondary school, conveniently set around the corner from the property. Frequent bus services run nearby, and Edinburgh Waverley and Haymarket train stations are at close proximity. Edinburgh International Airport can be accessed within 9 miles and the by-pass is just a short drive away.

Council Tax and EPC

Located in Council Tax band F and has a C-rated Energy Performance Certificate.

Home Report

The property has been valued at £700,000 and a link to the Home Report is available from the ESPC website.

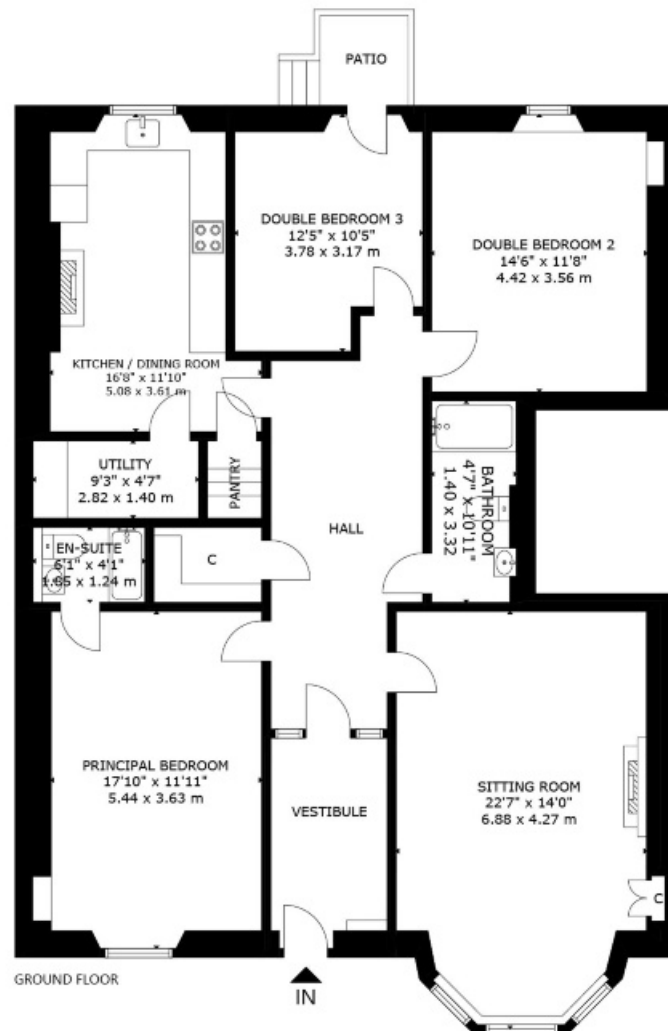
Viewing

By appointment only, telephone 0131 229 3399.

Extras

All carpet, curtains, fridge, freezer, integrated cooker and integrated hob to be included in the sale.





102 THIRLSTANE ROAD, EDINBURGH, EH9 1AS
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,446 SQ FT / 134 SQ M
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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