



16/2 MARCHMONT CRESCENT

Marchmont, Edinburgh, EH9 1HL



1

Public Room



2

Bedrooms



1

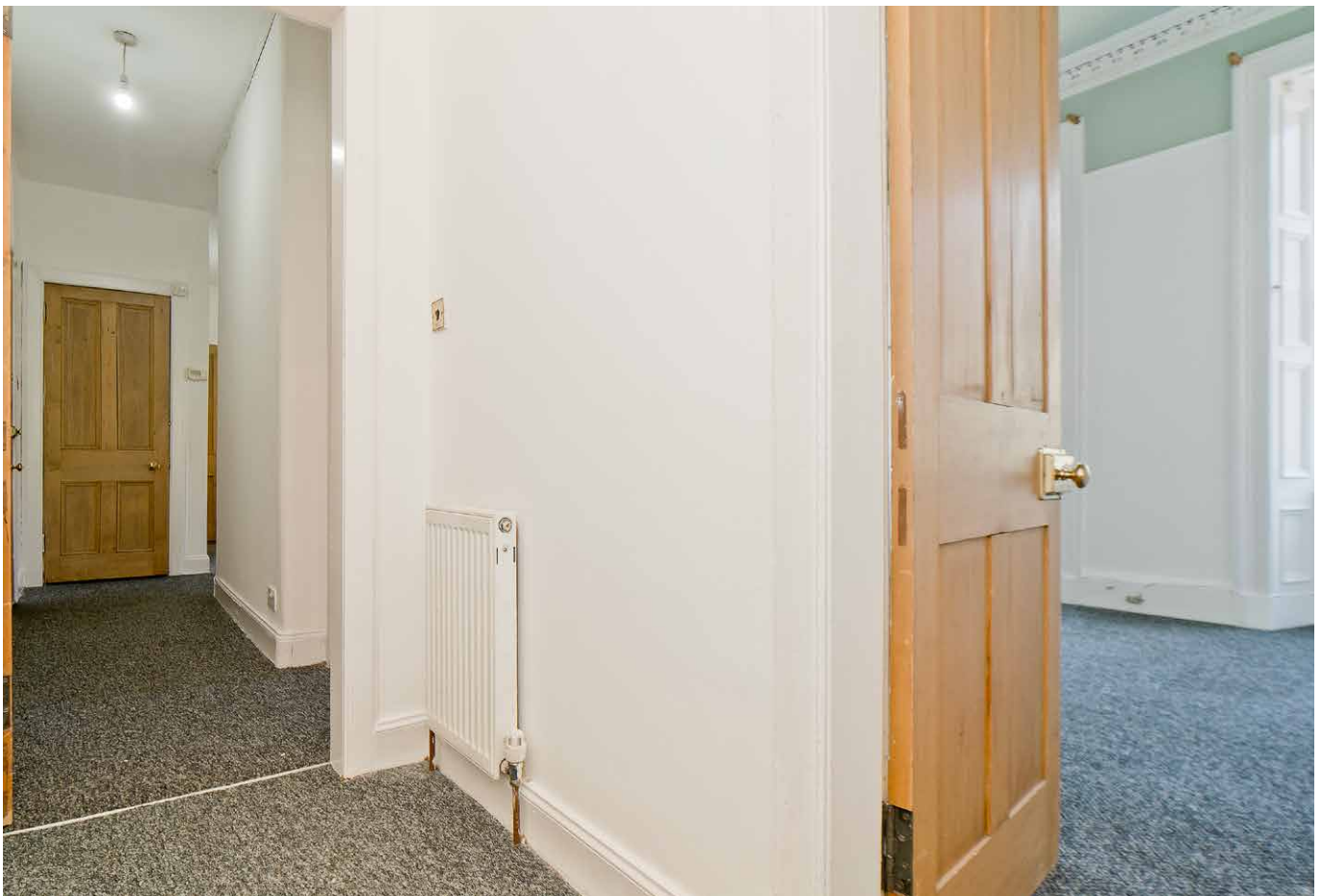
Bathroom



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Part of a handsome traditional building, this first-floor flat is a charming city home with two double bedrooms and a flexible study/box room. It provides new buyers with bright and airy interiors, as well as a blank canvas allowing you to easily add your own stamp and style. The flat further boasts a spacious living/dining room with characterful period details, a neat fitted kitchen, and a three-piece shower room. It is an attractive home and turn-key residence.

Adding to its appeal, this property has a highly sought-after location in Marchmont, just moments from The Meadows – one of Edinburgh’s best-loved parks. Superb amenities, including a wide choice of cafes, bars, and eateries, are also close by, and the home is near well-regarded schools and The University of Edinburgh. Furthermore, regular bus links are a stone’s throw away and it is just a short walk to the heart of the city centre, providing a locale that is equally popular with city professionals and families alike.







C
EPC
RATING

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COUNCIL
TAX BAND

VIEWING
By appointment only
with Gilson Gray on
0131 516 5366

Features

- A traditional first-floor city flat
- In the Marchmont conservation area
- Neutral decoration and period features
- Hall with four-panel wooden doors
- Elegant living and dining room
- Bright kitchen with additional storage
- Two double bedrooms
- A versatile study/box room
- Tiled three-piece shower room
- Large shared garden laid to lawn
- Controlled permit parking (Zone 8)







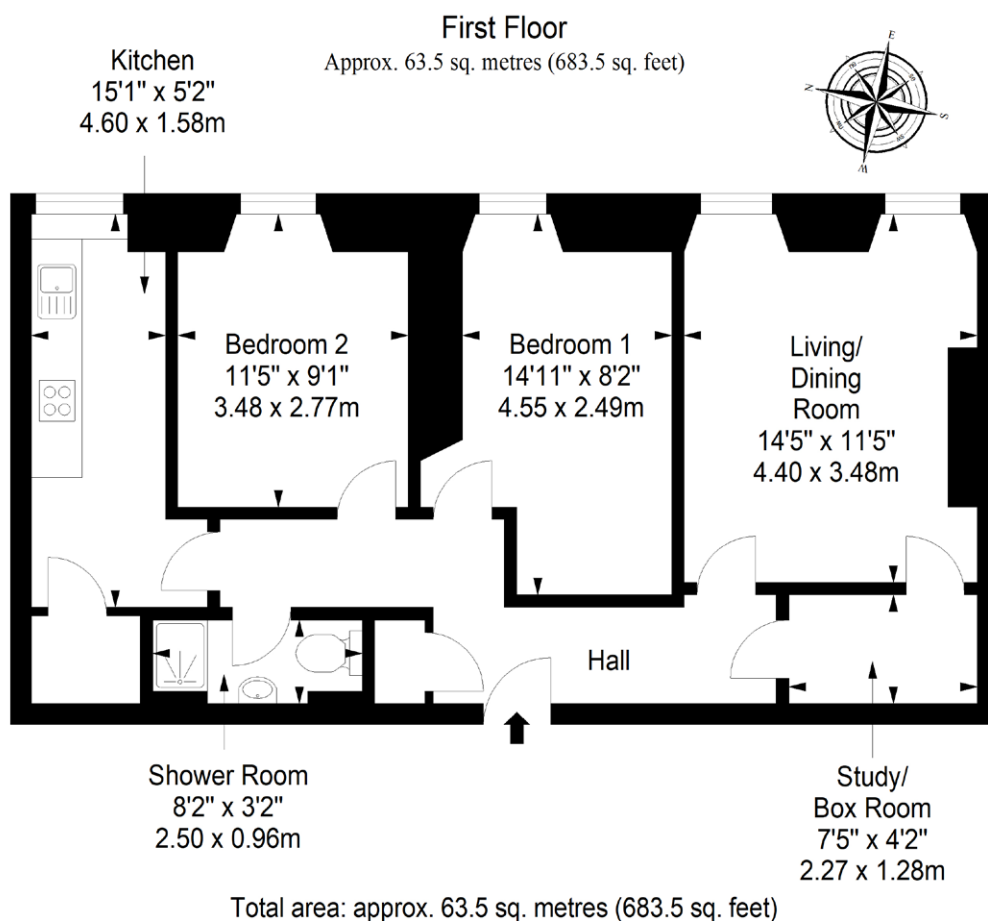


Extras: integrated kitchen appliances (oven and electric hob) to be included. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.



MARCHMONT

Renowned as a vibrant and sought-after suburb, Marchmont offers a variety of lovely period properties, leafy areas and outstanding retailers. Situated opposite the Meadows and Bruntsfield Links, this area is within easy walking distance of Edinburgh's historic Old Town, the New Town, Waverley Station, and the city's best universities. A wide variety of cafés, restaurants, coffee houses, bistros, independent shops, galleries, boutiques, a luxury cinema, theatres, and various supermarkets can all be found on your doorstep and in neighbouring Morningside and Bruntsfield. Indoor fitness and leisure facilities can be found nearby at the Royal Commonwealth Pool, including swimming pools, a high-spec gym, fitness classes, and a soft play, whilst Warrender Swim Centre (currently undergoing refurbishment) is within strolling distance. If outdoor exercise is more appealing to you, the area offers tranquil parks and large green spaces for outdoor activities and picnics. Outstanding state schooling is on offer at primary and secondary level and the area is very well served by frequent public transport services, superb cycle paths and picturesque, leafy walkways.



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