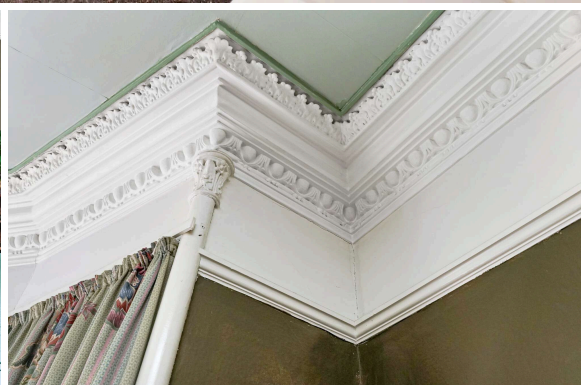
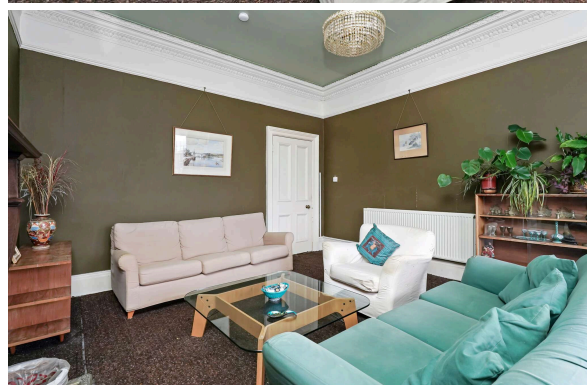




58 (3f2) Strathearn Road
MARCHMONT | EDINBURGH | EH9 2AD


warners
solicitors & estate agents



58 (3F2) Strathearn Road,

MARCHMONT | EDINBURGH | EH9 2AD

Exceptionally light and spacious traditional top floor flat retaining lovely period features, located within a highly regarded residential area convenient for good local amenities and transport links and only a short walk from the green expanse of the Meadows.

This large flat boasts a sought-facing aspect to front ensuring maximum natural light filtering in to the living room and principal bedroom. Although modernisation is now required, the property has excellent potential to form an ideal home for a couple, family or students and is ready for them to put their own stamp on it.

- Bay window living room featuring decorative ceiling cornicework and carved wood mantelpiece
- Dining/sitting room with tiled fireplace and handy larder
- Kitchenette
- Three bedrooms, each with mantelpiece
- Bathroom
- Entrance hall/study area with great storage facilities
- Double glazing
- Security entryphone system
- Shared rear garden
- Permit parking on street.

Council Tax E. Energy Rating D.

All fixtures, fittings, and furniture will be included in the sale.

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



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 in a matter of minutes 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.

