



Rich in period charm in sought-after Marchmont



Situated in the ever-popular Marchmont area of Edinburgh, this spacious three-bedroom first floor tenement flat offers an excellent opportunity to acquire a characterful home in a prime location. Just a short walk from The Meadows, the property benefits from an abundance of local amenities including independent shops, cafés, well-regarded schools, and excellent transport links. Rich in period charm and requiring some modernising, the property boasts generous room proportions, high ceilings, and beautiful original features throughout - providing the perfect canvas for a buyer looking to add their own personal touch. The accommodation is accessed via a welcoming hallway with useful storage. The impressive lounge is a standout feature, showcasing intricate cornicing, a ceiling rose, picture rail, and a striking fireplace complete with a wood-burning stove. Additional highlights include an Edinburgh Press, a feature panelled door, and built-in window seating with storage. The dining kitchen is both spacious and functional, fitted with a range of fitted units, an attractive island unit and appliances. There is ample storage including a utility cupboard, two further cupboards, along with space for dining - ideal for entertaining. The spacious principal bedroom features twin windows, elegant cornicing, a picture rail, and a stunning fireplace, as well as an Edinburgh Press with glazed doors. Two further well-proportioned bedrooms, both with fireplaces, provide flexible accommodation. A family bathroom and a versatile box room - perfect for use as a home office - complete the interior. Externally, residents benefit from a well-maintained communal garden and on-street permit parking. This is a fantastic opportunity to secure a beautiful period home in one of Edinburgh's most desirable neighbourhoods, with excellent potential to enhance and add value.

Key Features

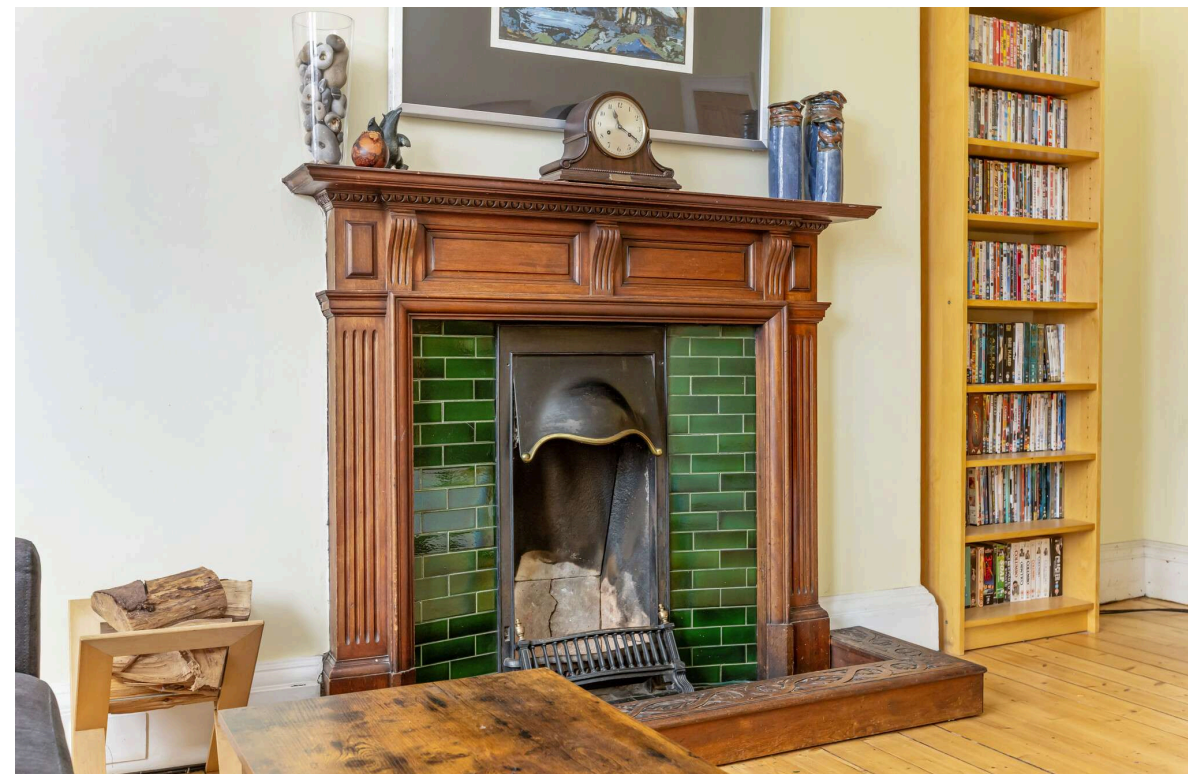
- Communal entrance
- Hallway
- Lounge
- Dining kitchen
- Three bedrooms
- Bathroom
- Box room
- Excellent storage
- Gas central heating
- Communal garden and permit parking





Marchmont

The property is located in the desirable residential area of Marchmont which lies to the south of the city centre. There are excellent local amenities which include a fantastic range of delicatessens, cafes and restaurants with several small shops within the immediate vicinity. A further range of supermarkets and specialist shops can be found nearby in Bruntsfield and Morningside which include Waitrose and Tesco supermarkets with Marks & Spencer also close at hand. There are attractive open recreational spaces at Bruntsfield Links and the Meadows, additional bus services operate regularly to the West End, Princes Street and the surrounding areas with the city by-pass within easy reach. Schooling is well represented at both primary and secondary level. There is also a well-established arts and culture scene in and around the area, with nearby live music venues and theatres (including Summerhall and Church Hill Theatre), an independent cinema, and a selection of galleries, all adding to the development's highly desirable location.



Extras

All fitted floor coverings, curtains, light fittings, oven, hob, washing machine and fridge freezer are included in the sale (no warranties given).

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

E

Home Report Valuation

£450,000

EPC Rating

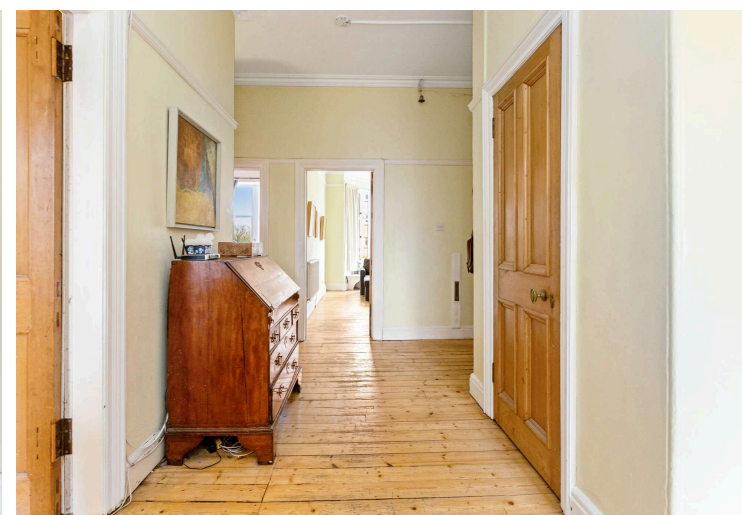
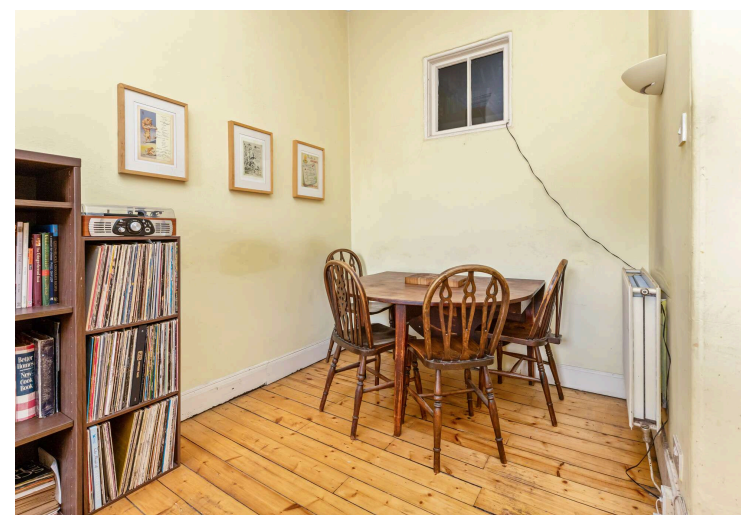
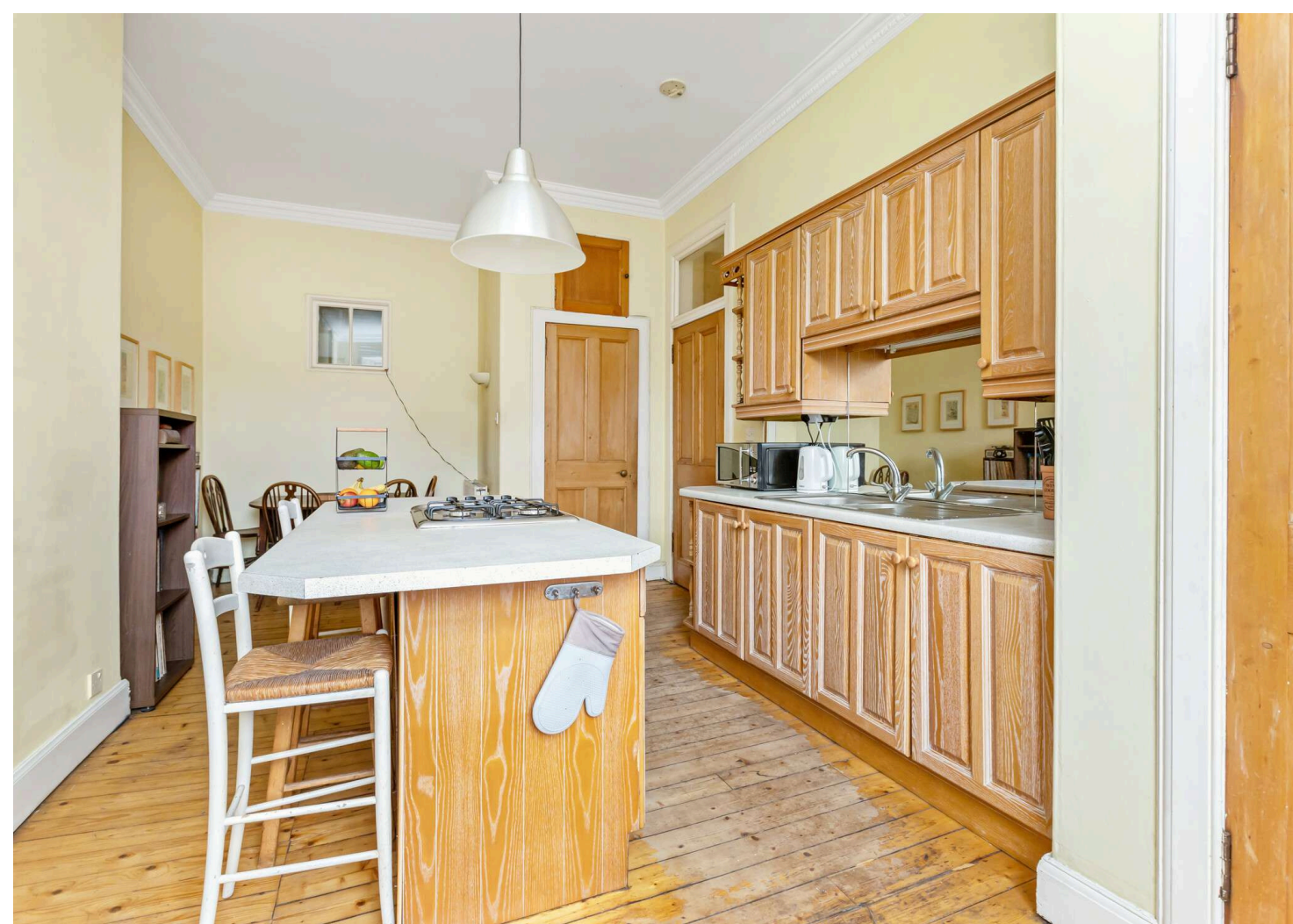
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Tenure

Freehold

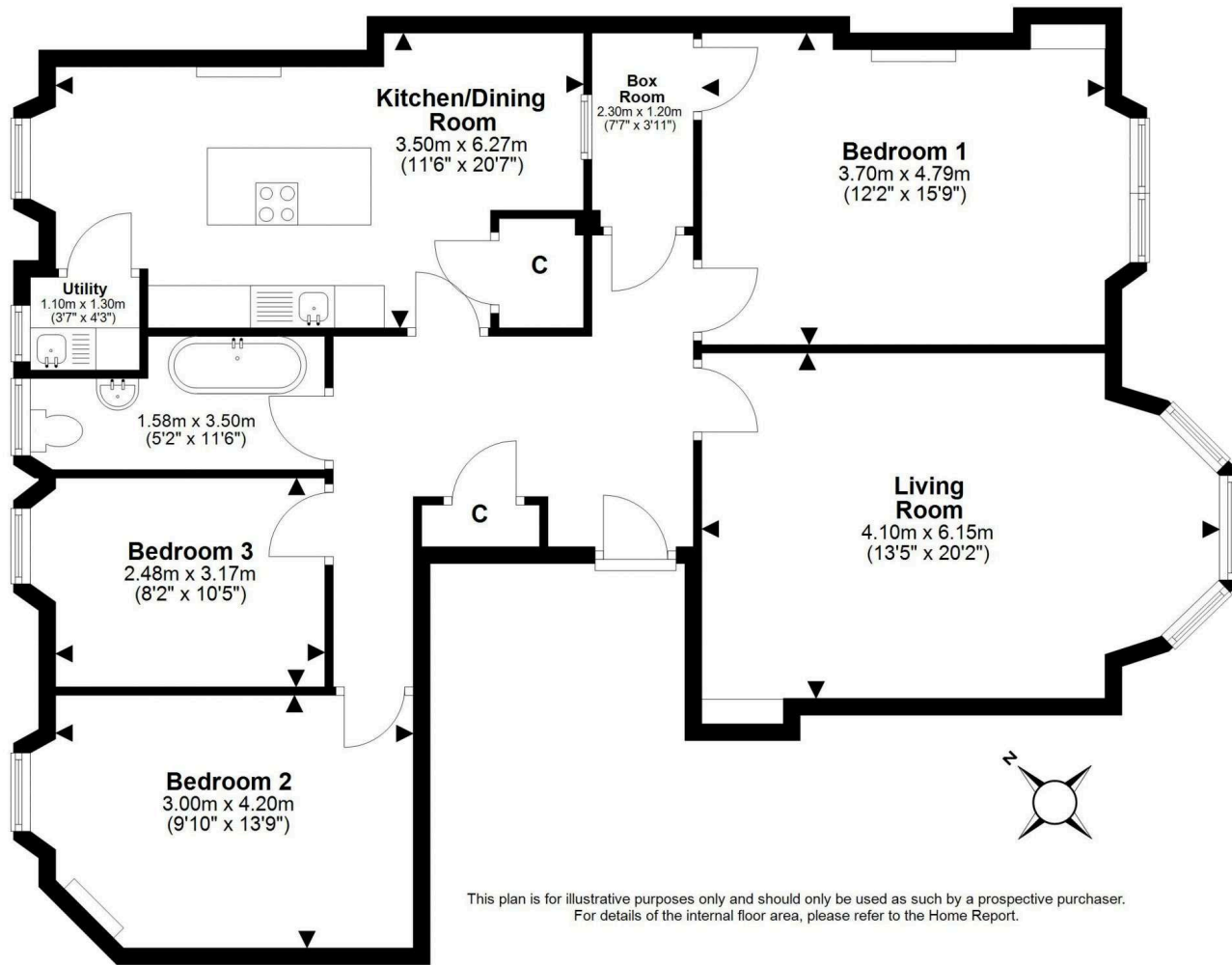


"Timeless period charm in a prime Marchmont setting"









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