



33/8 Marchmont Crescent
Marchmont, EH9 1HQ

deans 
Solicitors & Estate Agents LLP



THIRD FLOOR FLAT

- Sitting Room
- Kitchen/Dining Room
- Two Double Bedrooms
- Box Room
- Bathroom
- Communal Rear Garden
- On-Street Permit Parking
- Heritage Double Glazing & Electric Heating
- EPC Rating - D



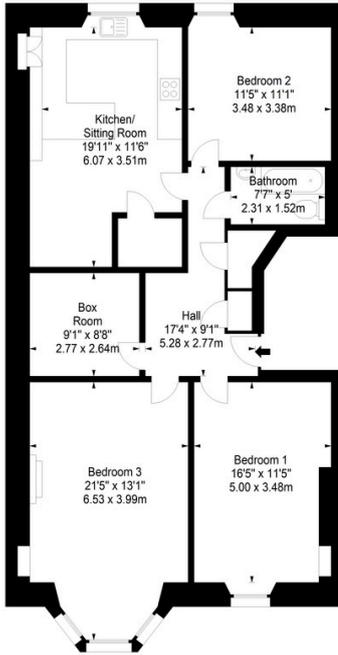
Set within a traditional Victorian tenement, this well-proportioned third-floor flat is located in the highly sought-after area of Marchmont, just south of Edinburgh's city centre. The area boasts an excellent range of amenities, including popular bars, cafes, and shops, while the open green spaces of The Meadows and Bruntsfield Links are just a short walk away. The property also benefits from frequent bus links to and from the city centre. The accommodation comprises: a welcoming entrance hallway, spacious sitting room with feature fireplace, bright kitchen/ dining room, box room, two good-sized double bedrooms and a bathroom with shower over bath. Externally, there is a well-maintained communal garden to the rear with on-street permit parking available in the area. The property features heritage double glazing and electric heating. Included in the sale are the: curtains, oven, hob, hood, fridge-freezer, washing machine, dishwasher and light shades. Other items may be available by separate negotiation. All appliances included in the sale are sold as seen with no warranty provided.



Marchmont Crescent,
Edinburgh,
Midlothian, EH9 1HQ



Approx. Gross Internal Area
1102 Sq Ft - 102.38 Sq M
For identification only. Not to scale.
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Third Floor



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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