

COULTERS[©]

120, 1F2 MARCHMONT ROAD

MARCHMONT, EDINBURGH, EH9 1BG

4 BED

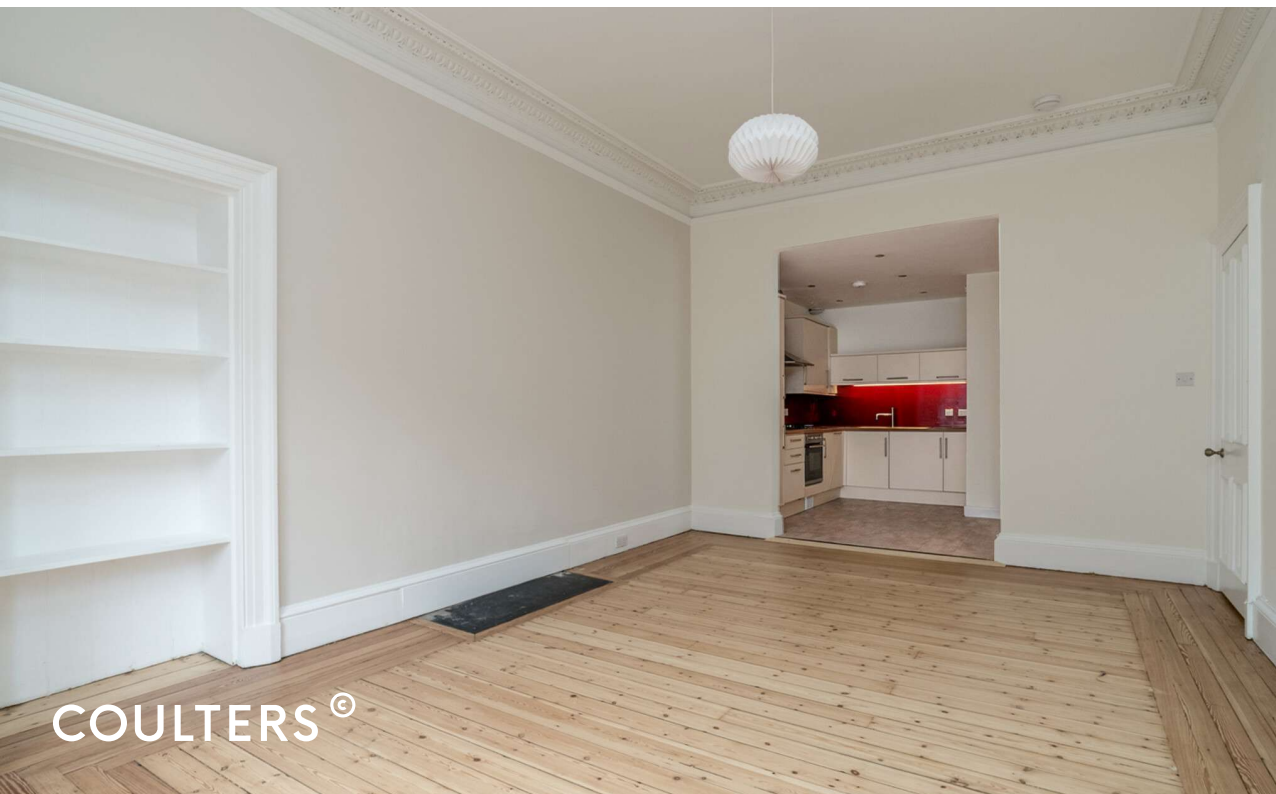
1 BATH

1 PUBLIC



TAKE A LOOK INSIDE

Situated on the first floor of a B-Listed traditional tenement in the heart of sought-after Marchmont, this impressive four-bedroom flat offers beautifully presented and exceptionally versatile accommodation extending to approximately 107 sq m. Recently redecorated throughout, with the original timber floors professionally sanded and treated, the property is presented in excellent condition. Previously a successful HMO rental, it will equally appeal to families seeking generous proportions in one of Edinburgh's most desirable residential districts.



KEY FEATURES



Spacious first floor flat in desirable Marchmont.



Four double bedrooms.



Well-maintained communal garden.



Permit parking available.



Short walk to the Meadows and Edinburgh University.



Excellent schools in the local area.



EPC Rating - C



Council Tax Band - E



A welcoming central hallway provides access to all principal rooms. To the front, the superb bay-windowed sitting room is a wonderfully bright and spacious reception room, showcasing ornate cornicing, high ceilings, original shelved press and beautifully restored timber flooring. The adjoining contemporary kitchen is well appointed with an excellent range of wall and base units, generous worktop space and integrated appliances including a gas hob, electric oven and extractor hood, with ample space for informal dining.

There are four well-proportioned double bedrooms, each offering flexibility for family life, guests or home working. A modern shower room with walk-in shower, WC and wash hand basin completes the accommodation.

The property further benefits from gas central heating, excellent storage and access to a mature communal rear garden. Permit parking is available on the street.





THE LOCAL AREA

The property is situated in the Marchmont conservation area. Marchmont is one of Edinburgh's most sought-after residential neighbourhoods, renowned for its handsome Victorian tenements, vibrant community and outstanding local amenities. A superb selection of independent cafés, restaurants, delicatessens and convenience stores can be found along nearby Marchmont Road, with Bruntsfield and Morningside also within easy walking distance.

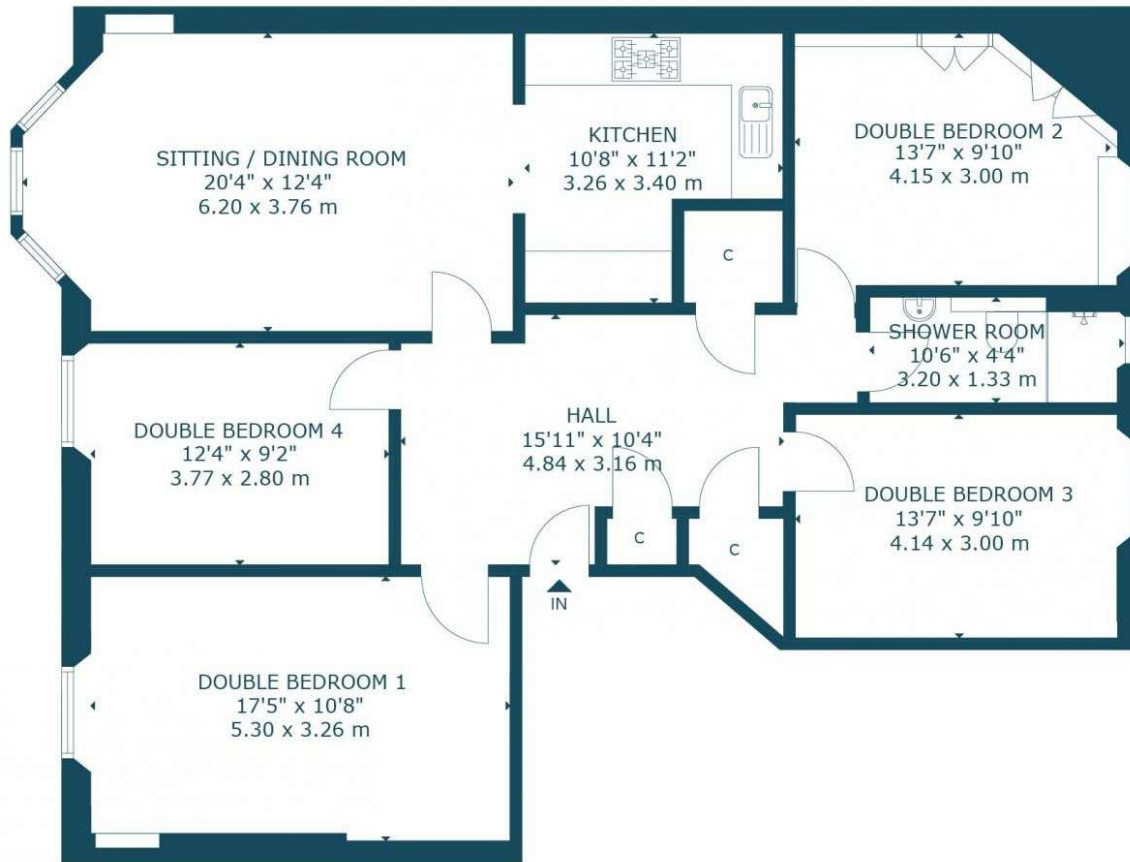
The open green spaces of The Meadows are just moments away, providing acres of parkland, tennis courts and recreational facilities, while Holyrood Park and Arthur's Seat are also close by. The property is ideally placed for the University of Edinburgh and the city's financial district, and is in the catchment area for James Gillespie's Primary and High School, making it an excellent choice for professionals, academics and families alike. Regular bus services provide swift access throughout the city and there is a picturesque bike network that crosses the Meadows and into the city centre.

EXTRAS

All blinds, light fittings and integrated kitchen appliances are included in the sale.

HOME REPORT VALUATION: £480,000





FIRST FLOOR

120, 1F2 MARCHMONT ROAD, EDINBURGH, EH9 1BG
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,152 SQ FT / 107 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.