

63, 6 Marchmont Road, Marchmont, Edinburgh

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RESIDENTIAL


MARCHMONT
ROAD





63, 6 Marchmont Road

Marchmont, Edinburgh, EH9 1HT

Edinburgh City Centre miles, Edinburgh Airport 8.9 miles,
Glasgow City Centre 47 miles.

An impressive three-bedroom duplex apartment in the heart of Marchmont, featuring a striking double-height living space, contemporary kitchen and both a bathroom and separate shower room.

Ground floor:

Front entrance door, staircase to upper levels.

Second Floor:

Entrance reception hallway, well-proportioned living/dining room, fitted kitchen, bathroom, bedroom 1, bedroom 2 and bedroom 3.

Parking:

Private parking space.

Situation

63 Marchmont Road forms part of an attractive former church conversion, with the original stone elevations and Gothic-style architectural detailing retained. The building has a distinctive frontage onto Marchmont Road, with communal entrance and secure access.

Marchmont is one of Edinburgh's most sought-after residential neighbourhoods, renowned for its attractive Victorian architecture, leafy streets and vibrant community atmosphere. The property is ideally positioned to enjoy the excellent range of independent cafés, restaurants, delicatessens and boutique shops found throughout Marchmont, with the neighbouring areas of Bruntsfield and Morningside also offering an extensive selection of local amenities.

The beautiful open spaces of The Meadows and Bruntsfield Links are just a short walk away, providing excellent opportunities for walking, running and outdoor recreation. The nearby Union Canal and Harrison Park offer further attractive outdoor spaces, whilst Edinburgh's historic city centre is easily accessible on foot or by public transport.

Edinburgh is a first-class cultural destination, offering an outstanding selection of theatres, galleries, museums and entertainment venues. The property is also well placed for access to the University of Edinburgh, making it particularly convenient for those connected with the university and wider academic community.

The area is well served by a range of highly regarded primary and secondary schools, together with a number of excellent independent schools, including George Watson's College, George Heriot's School and Merchiston Castle School, all within easy reach.





Description

63/6 Marchmont Road is an attractive three-bedroom duplex apartment situated within the highly regarded Marchmont area of Edinburgh.

The communal areas are well maintained, with carpeted flooring, painted walls and a feature staircase with black metal balustrading. The main entrance has timber double doors with an attractive arched window above.

The property is accessed via the communal stairwell and occupies two levels within this distinctive former church conversion.

Throughout, traditional architectural character is complemented by contemporary finishes, timber flooring and modern decoration, creating a stylish and welcoming interior.

The property offers particularly appealing and versatile three-bedroom accommodation, with the third bedroom providing flexibility for use as a bedroom, home office or dressing room.

First Floor

Living/Dining/Kitchen: An impressive open-plan living, dining and kitchen space featuring timber flooring, a striking double-height ceiling and large sash-and-case windows. Two chandeliers enhance the space, whilst a contemporary staircase with timber treads and glazed balustrading leads to the upper level.

The fitted kitchen incorporates white cabinetry, granite worktops and a range of integrated appliances, including a dishwasher, washing machine, fridge freezer, double oven and microwave, together with a gas hob and extractor.

Three useful storage cupboards are also provided, one housing the gas boiler.

Bathroom: Tiled bathroom comprising a white bath with shower over, glazed shower screen, WC and wash hand basin with vanity storage. Large wall-mounted mirror and glass shelving.

Bedroom 1: A spacious bedroom featuring two double-glazed sash-and-case windows, fitted double wardrobe with integrated drawers, carpeted flooring and radiator.

Second Floor

A hardwood staircase with balustrade and glazed detailing leads to the upper landing, providing access to bedrooms 2 and 3 and the separate shower room.

Bedroom 2: A spacious double bedroom overlooking the open-plan living area, featuring extensive internal glazing, fitted blinds, carpeted flooring and a fitted double wardrobe with integrated storage.

Bedroom 3: Another spacious bedroom overlooking the open-plan living area, with extensive internal glazing, fitted blinds, carpeted flooring and a fitted wardrobe with integrated storage.

Shower Room: Contemporary shower room with tiled flooring, walk-in shower with glazed enclosure, WC and wash hand basin with vanity storage. Heated towel rail and recessed shelving.

Parking

Private Parking Space with secure electric gates.





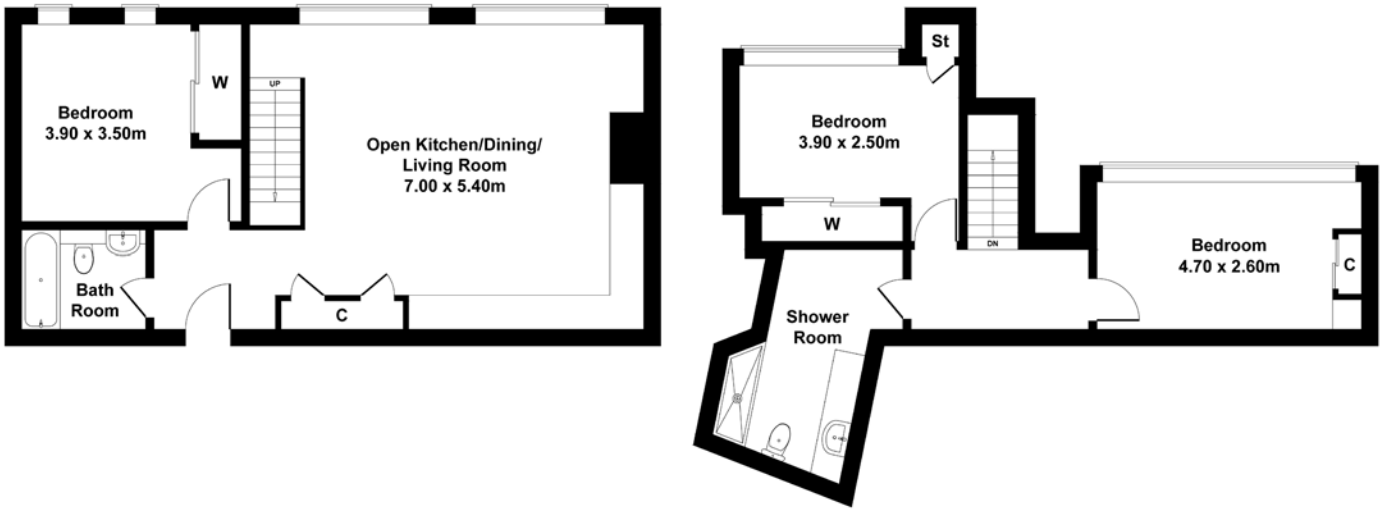






Floorplan and Site Location

Marchmont Road



GROUND FLOOR **FIRST FLOOR**

All measurements, walls, doors, windows, fittings and appliances, their size and location, are approximate only.
They cannot be regarded as being a representation by the seller, nor their agent.







Local Authorities
City of Edinburgh Council, EH4 3AP.
Tel – 0131 442 2201.

Council Tax
The property is in Band E and the amount of council tax payable for 2026/2027 is £3,584.57p

Services
Mains water supply, mains drainage, gas central heating, double glazing.

Note: The services have not been checked by the selling agents.

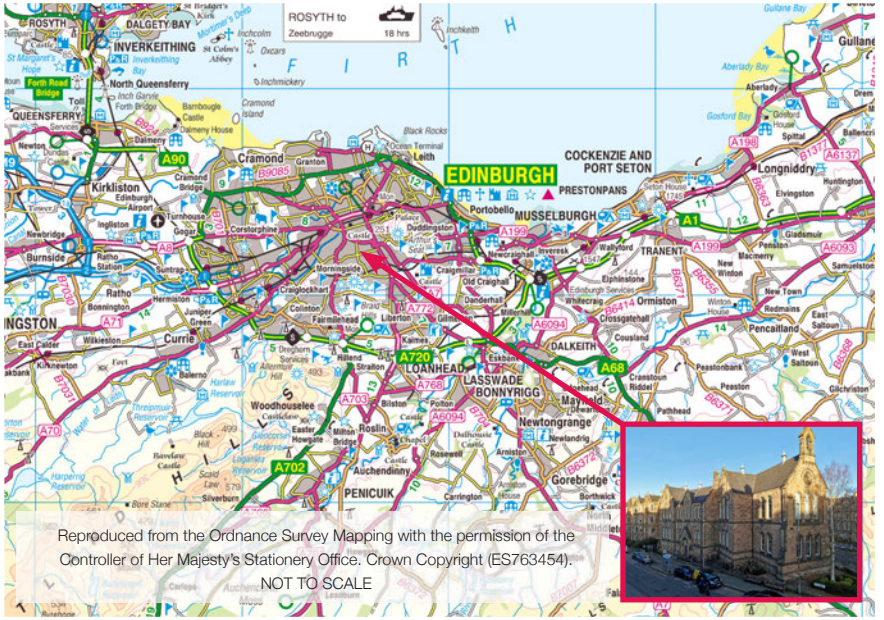
Viewing
Strictly by appointment with Robb Residential, telephone 0141 225 3880.

Possession
Vacant possession will be given upon completion.

Offers
Offers are to be submitted in Scottish legal terms to the selling agents Robb Residential, 176 St. Vincent Street, Glasgow, G2 5SG. A closing date for offers will probably be fixed and prospective purchasers are advised to register their interest with the selling agents in order to be kept fully informed of any closing date that may be fixed.

Fixtures and fittings
All items normally known as tenant's fixtures and fittings, including garden ornaments and statuary, are specifically excluded from the sale.

Overseas Purchasers
Any offer by a purchaser(s) who is resident out with the United Kingdom must be accompanied by a guarantee from a bank that is acceptable to the seller.



Travel Directions
What3words///shops.soccer.cake

Special Conditions of Sale
1. The purchaser shall within 5 days of conclusion of missives make payment as a guarantee for due performance of a sum equal to 10 per cent of the purchase price on which sum no interest will be allowed. Timeous payment of the said sum shall be a material condition of the contract. In the event that such payment is not made timeously the seller reserves the right to resile without further notice. The balance of purchase price will be paid by Bankers Draft at the date of entry and interest at five per cent above The Royal Bank of Scotland base rate current from time to time will be charged there on from the term of entry until payment. Consignation shall not avoid payment of the foregoing rate of interest. In the event of the purchaser of any Lot(s) failing to make payment of the balance of the said price at the date of entry, payment of the balance of the purchase price on the due date being the essence of the contract, the seller shall be entitled to resile from the contract. The seller in that event reserves the right to resell or deal otherwise with the subjects of sale as he thinks fit. Furthermore he shall be entitled to retain in his hands the initial payment of ten per cent herein before referred to which shall be set off to account of any loss occasioned to him by the purchasers' failure and in the event of the loss being less than the amount of the said deposit the seller shall account to the purchasers for any balance thereof remaining in his hands.
2. The subjects will be sold subject to all rights of way, rights of access, wayleave, servitude, water rights, drainage and sewage rights, restrictions and burdens of whatever kind at present existing and whether contained in the Title Deeds or otherwise and whether formally constituted or not affecting the subjects of sale.
3. The seller shall be responsible for any rates, taxes and other burdens for the possession and for collection of income prior to the said date of entry. Where necessary, all rates, taxes and other burdens and income will be apportioned between the seller and the purchasers as at the said date of entry.
4. The minerals will be included in the sale of the property only insofar as the seller has rights thereto.
5. As part of providing our vendor clients with an improved service and added protection we will seek ID confirmation either direct from the buyer or via Smart Search. The provision of ID confirmation may increase the credibility of an applicant's offer and could encourage our clients to view an offer more favourably.

If you require this publication in an alternative format, please contact Robb Residential on tel 0141 225 3880.

IMPORTANT NOTICE
Robb Residential for themselves and for the Vendors of this property, whose agents they are, give notice that: 1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Robb Residential has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Robb Residential, nor enter into any contract on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Photographs and particulars taken November 2026.

MEASUREMENTS AND OTHER INFORMATION
All measurements are approximate. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

ROBB RESIDENTIAL

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