

COULTERS<sup>©</sup>

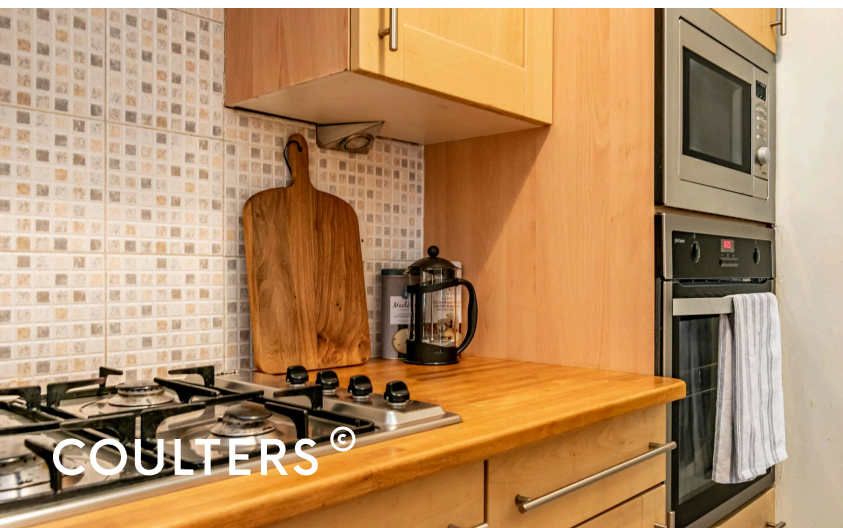
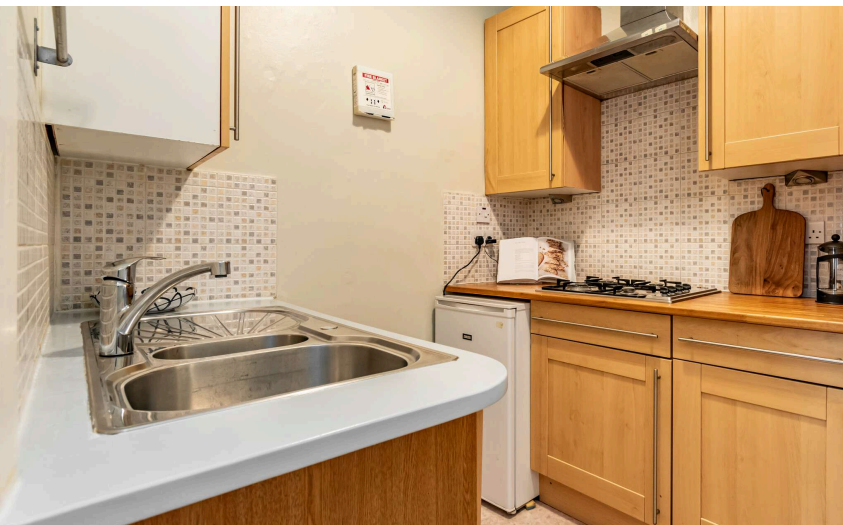
# 10/5 MEADOW PLACE

MARCHMONT, EDINBURGH, EH9 1JZ

 2 BED

 1 BATH

 1 PUBLIC



## TAKE A LOOK INSIDE

Ideally positioned overlooking the Meadows, this three-bedroom flat has a spectacular location close to The University of Edinburgh, good local schools and just a short distance from the city centre. Situated on the second floor, the property has a versatile layout that is sure to appeal to a variety of buyers including professionals, young families and investors.

The accommodation is arranged around a welcoming central hall and offers excellent flexibility, with the option of using either two or three bedrooms depending on requirements. The largest bedroom, featuring an elegant marble fireplace and generous proportions, presents the opportunity to be used as a formal sitting room if preferred. A useful box room adjoins this space, providing an ideal study, dressing room or walk-in wardrobe.

## KEY FEATURES



Second floor flat overlooking the Meadows.



Shared courtyard to rear.



Desirable Marchmont location.



EPC Rating - C



Versatile layout with three double bedrooms.



Permit parking available.



Short stroll to The University of Edinburgh.



Council Tax Band - E



The remaining rooms are similarly well-proportioned, each enjoying open views across the Meadows from every window. There is a sitting room which offers space for dining and a separate, adjoining fitted kitchen. Two further double bedrooms are located off the hall as is a family bathroom with three piece suite.

Gas central heating is fitted within the property.

Externally, there is a shared courtyard with drying lines. Permit holder parking is available nearby.





## THE LOCAL AREA

Marchmont is a leafy residential area south of Edinburgh's City Centre. Neighbouring the Meadows, the property enjoys access to peaceful walks, tennis courts, play parks and far-reaching cycling routes. Discover the excellent recreational amenities the area has to offer including Warrender Swim Centre, numerous local yoga studios or practice your swing on The Links - home to the world's first club house. For everyday shopping, there is a Scotmid and Sainsburys local along with the renowned Victor Hugo Deli, independent fishmonger and green grocer. It is an ideal location for the University of Edinburgh and Edinburgh College of Art, both within walking distance. Highly regarded schooling includes James Gillespie's Primary and High School, with private school choices such as George Watson's College, all easily accessible. The City Centre can be reached on foot or via the many regular bus services that are available.

## EXTRAS

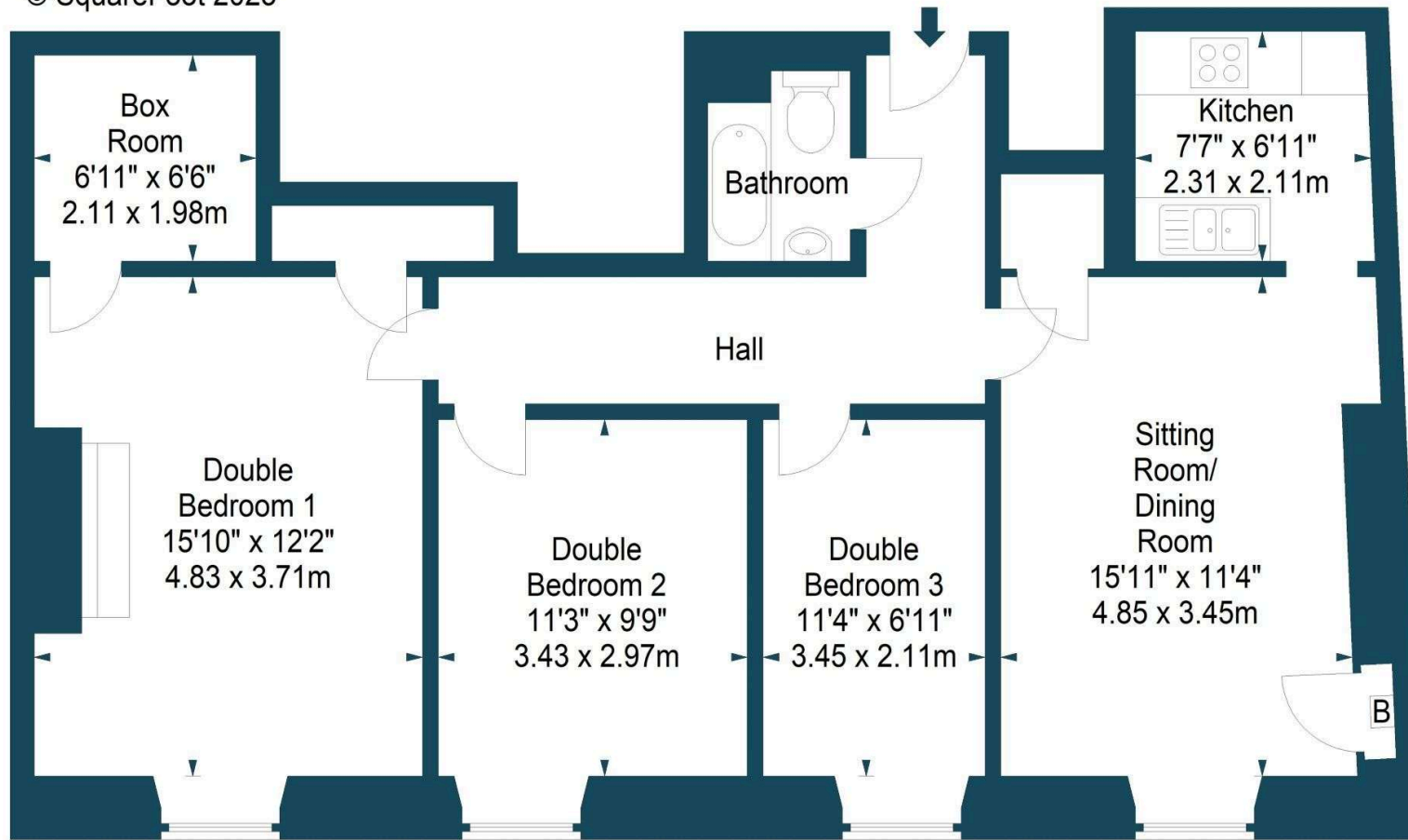
The light fittings, fitted flooring and white goods are included in the sale price. Other items may also be available subject to separate negotiation.

\*The photographs used in this listing were taken when the property was professionally staged. The property is no longer staged and its presentation will differ upon viewing. The images are provided for guidance only.

**HOME REPORT VALUATION: £370,000**



Approx. Gross Internal Area  
892 Sq Ft - 82.87 Sq M  
For identification only. Not to scale.  
© SquareFoot 2023



Second Floor

## GET IN TOUCH

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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.