





STURROCK ARMSTRONG & THOMSON
SOLICITORS & ESTATE AGENTS



19 Marchfield Park Lane
Edinburgh, EH4 5BF

Beautifully finished modern Townhouse
Spacious 1920 sq ft accommodation over three floors
Ideal for growing families
Short commute to the city centre & air-port
EPC: Rating B
Council tax band: G

Set within beautifully landscaped grounds & mature trees, 19 Marchfield Park Lane is an outstanding modern townhouse forming part of an exclusive, small-scale development in the highly desirable area of Blackhall. This impressive home offers flexible, thoughtfully designed accommodation, perfectly suited to family living and effortless entertaining. Built in 2014 by the highly regarded Mactaggart and Mickel, the property is finished to an exceptional standard throughout, showcasing a wealth of quality fixtures and contemporary finishes. A striking sun tunnel floods the reception hall with natural light, while Amtico flooring flows seamlessly through the principal areas, complemented by tiled flooring in the kitchen, utility room and bathrooms. Solid natural wood doors with chrome ironmongery add a refined touch throughout.

The contemporary bathrooms are fitted with elegant Laufen sanitary ware, enhanced by tasteful tiling and inset spotlighting. The stylish designer breakfasting kitchen is superbly appointed with an excellent range of base and wall-mounted units, including a pull-out larder, and a full suite of integrated Siemens appliances—comprising a five-burner gas hob, double oven, cooker hood and integrated fridge/freezer. Sleek Corian worktops provide a durable yet sophisticated finish. On the same floor, the elegant sitting/dining room features French doors opening onto a Parisian-style balcony overlooking the landscaped grounds. Gas central heating and double glazing ensure year-round comfort.

The well-proportioned accommodation is arranged over three levels:

Ground Floor: Reception hall, family room/bedroom four, shower room, utility room and integral garage.

First Floor: Sitting/dining room and kitchen/breakfast room.

Second Floor: Principal bedroom with en-suite shower room, two further double bedrooms and a family bathroom.

Excellent storage is provided throughout, including built-in wardrobes in all bedrooms, generous cupboard space and a partially boarded loft.

Externally, there is a mono-block private driveway for two cars providing parking to the front, and to the rear, a fully enclosed south-facing garden providing a sunny garden throughout the day, laid to patio and lawn—ideal for outdoor dining and relaxation. The Enclosed garden has a gate to the rear which provides access to the landscaped communal grounds.

Location:

Marchfield Park Lane is situated in the highly sought after Blackhall district of Edinburgh located on some 15 minutes from the City Centre and close to Davidson's Mains. The local area has a wide variety of excellent amenities which include a variety of useful local shops, a coffee shop, hairdressers, and a Tesco Local. A short drive east takes you to the popular Craighleith Retail Park which has a wider selection of high street retailers including Marks and Spencers and Sainsburys. Galleries, restaurants and shops of Edinburgh's West End are also within easy reach as is the Water of Leith which offers a pleasant walk into the quaint and bustling area of Stockbridge. Education is well-served with Davidson's Mains primary very near-by feeding into Royal High secondary School. Private education is also offered at a variety of schools within a close proximity including Mary Erskine's, St George's, Stewart's Melville, Edinburgh Academy and Fettes College. There are also good road links via Queensferry Road to the City Bypass, Forth Road Bridge and Edinburgh International Airport as well as excellent bus services running to and from the city centre and surrounding area.

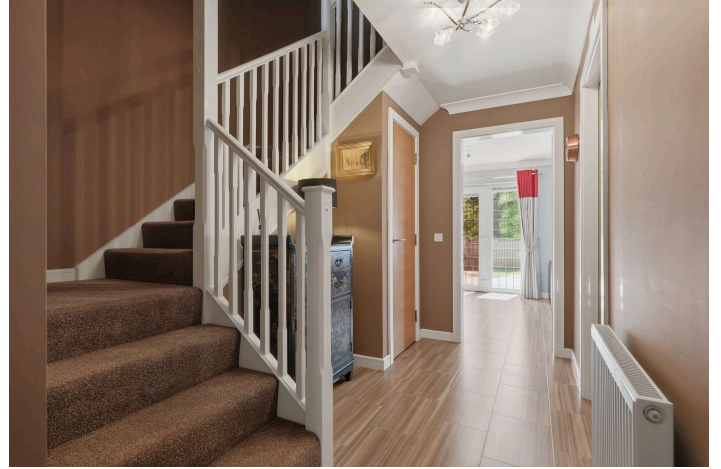


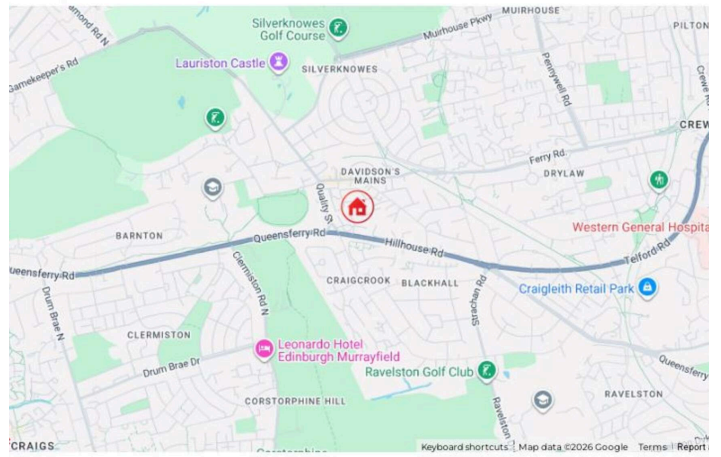
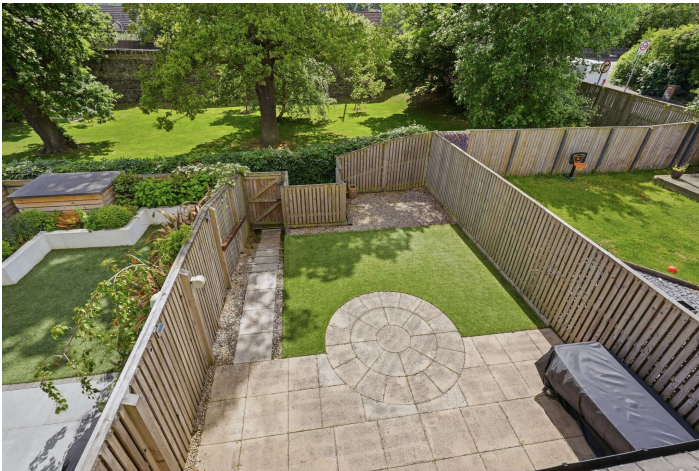


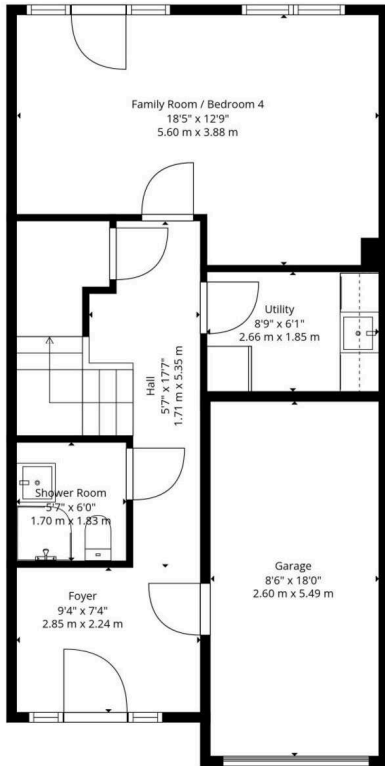




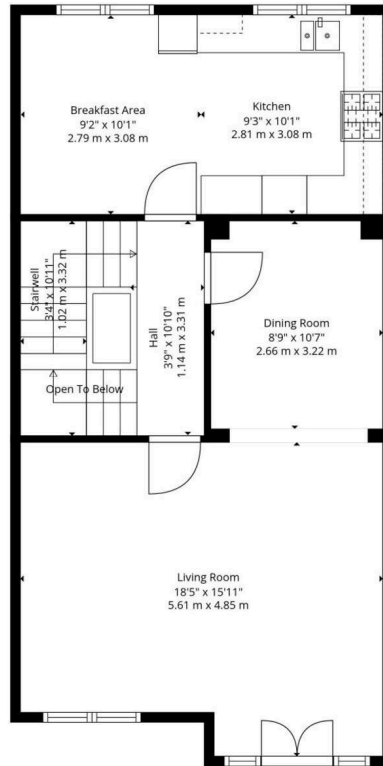




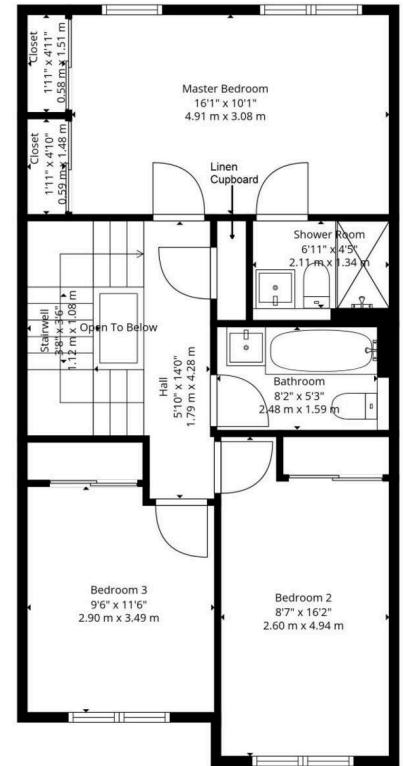




Ground Floor



1st Floor



2nd Floor

TOTAL: 1920 sq. ft, 178 m2

EXCLUDED AREAS: STAIRWELL: 81 sq. ft, 8 m2, WALLS: 126 sq. ft, 12 m2

Measurements Deemed Highly Reliable But Not Guaranteed.



Whilst these particulars are believed to be correct their accuracy is not guaranteed

For up to date price & viewing details, please contact Sturrock, Armstrong & Thomson or visit www.satsolicitors.co.uk



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