



100/3 Thirlestane Road
MARCHMONT | EDINBURGH | EH9 1AS


warners
solicitors & estate agents



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Nestled on a quiet street in the heart of Marchmont, moments from excellent artisan cafes and amenities, quick transport links and the vast open green spaces of the meadows is this extremely spacious and bright second floor apartment with high ceilings. Boasting panoramic castle views, ornate period features, and a well-kept communal garden this property would make an ideal buy in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance and grand hallway with deep storage cupboard, a bright South-facing-bay-windowed lounge with detailed cornicing and feature fireplace, a contemporary dining kitchen with attractive units and deep storage, four well-proportioned bedrooms and the flat is completed by a stylish bathroom with a shower over bath.

- Traditional sandstone tenement in the heart of Marchmont
- Close to excellent amenities and the Meadows
- Panoramic castle views from the dining kitchen
- Welcoming hallway with abundant storage
- Bright bay windowed lounge with excellent open views towards Blackford Hill and the Braids
- Beautiful feature fireplaces, including woodturning stove in lounge
- Contemporary dining kitchen
- Four well-proportioned bedrooms
- Stylish bathroom with a shower over bath

Council Tax Band: F Energy Rating: C

The integrated oven and kitchen light fittings will be included in the sale. All white goods as viewed can be included in the sale subject to negotiation.

Open Viewing 2-4pm on 8th of March Sunday or by appointment please refer to our website or call us on 0131 667 0232.



Marchmont is a sought-after residential area, which lies to the south of the city centre. It offers a wide variety of local amenities including convenience and speciality shops, the post office and a chemist. In addition there are a number of popular coffee shops, bars and restaurants. Further amenities can be found at Newington, Morningside and Bruntsfield, all locations being easily accessible. Leisure facilities are excellent and include Warrender Swim Centre, the Meadows and Bruntsfield Links where facilities include a children's playground, tennis courts, a bowling green and pitch and putt. Excellent walks can be enjoyed on nearby Blackford Hill, the Hermitage of Braid and the Pentland Hills.

The property lies within the highly regarded schooling includes James Gillespie's Primary School and James Gillespie's High School, with private school choices such as George Watson's College also within a short distance. An efficient public transport network is on hand which operates to most parts of the town and surrounding areas. The city bypass and main motorway networks are also within easy reach. The city centre is also a short distance away from the property.



