



33 (2F1) Marchmont Crescent
MARCHMONT | EDINBURGH | EH9 1HQ

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Set within a handsome traditional Victorian tenement, this spacious second-floor flat occupies a prime position in the ever-popular Marchmont district, just south of Edinburgh's city centre. Renowned for its vibrant atmosphere and beautiful period architecture, Marchmont offers an outstanding selection of independent cafes, bars, restaurants and local shops, while the expansive green spaces of The Meadows and Bruntsfield Links are only a short stroll away. Excellent public transport links provide easy access to the city centre, and the property's location is particularly convenient for Edinburgh's university campuses.

The accommodation is generously proportioned throughout and retains the charm and character synonymous with Edinburgh's traditional tenements. A welcoming entrance hallway provides access to all principal rooms. To the front, the impressive bay-windowed living room is flooded with natural light and features an attractive fireplace, creating a comfortable space for relaxing or entertaining. The bright kitchen/dining room offers ample room for both cooking and dining, while the versatile box room provides an ideal home office, study or useful storage space.

There are two spacious double bedrooms, each offering excellent proportions, together with a well-appointed bathroom fitted with a three-piece suite and shower over the bath.

Externally, residents benefit from a well-maintained communal rear garden, while on-street permit parking is available within the surrounding streets. Combining generous accommodation, period character and an exceptional location, this is an excellent opportunity to acquire a traditional Edinburgh home in one of the capital's most sought-after residential areas.

- Spacious second-floor Victorian tenement flat in sought-after Marchmont.
- Bright bay-windowed lounge with attractive feature fireplace.
- Two generous double bedrooms plus versatile box room/home office.
- Large kitchen/dining room ideal for everyday living and entertaining.
- Short walk to The Meadows, Bruntsfield Links, cafes, bars and shops.
- Excellent transport links with easy access to the city centre and Edinburgh's universities.

Energy Rating C, Council Tax E

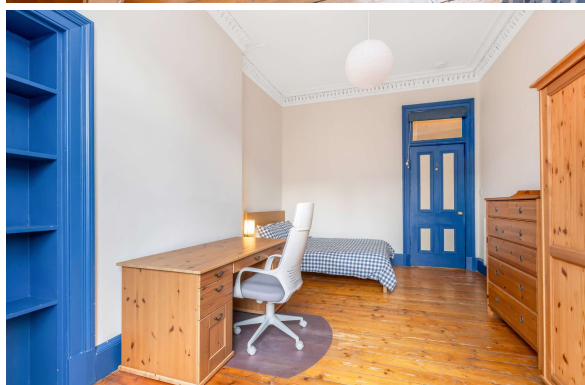
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

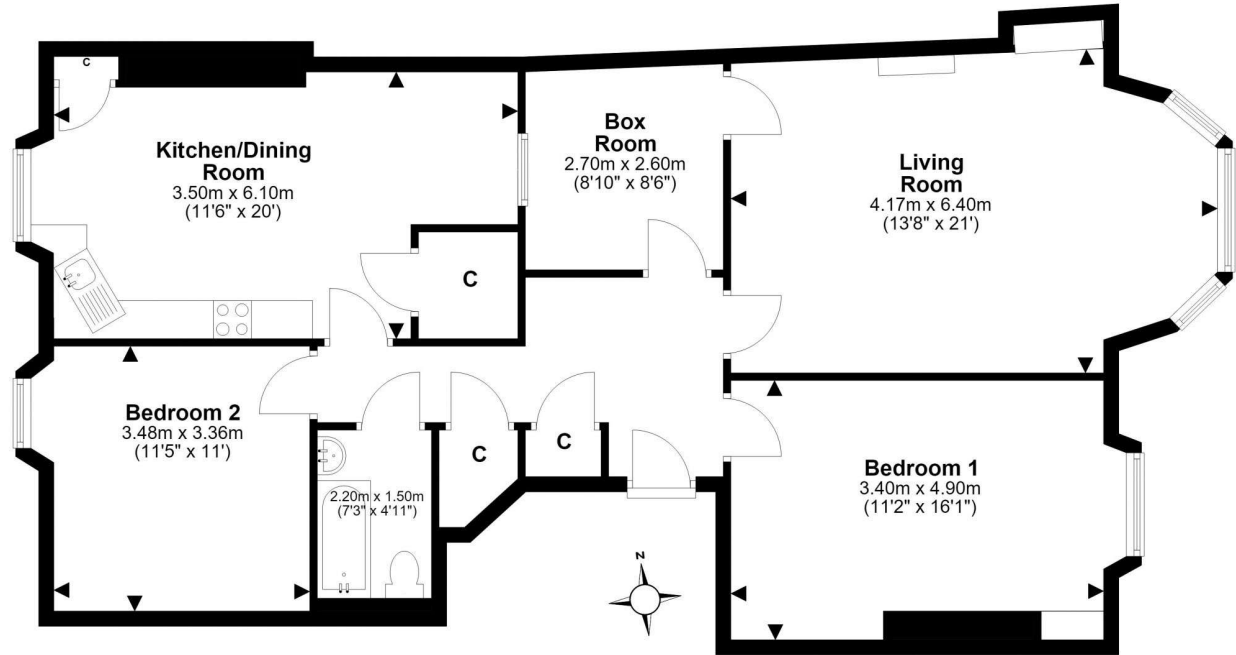


All fixtures, fittings and integrated appliances are included in the sale.

Other furniture/contents may be available through separate negotiation.

Marchmont is one of Edinburgh's most desirable areas, being close to the city centre, the city's main financial core and both Edinburgh and Napier Universities. The vibrant district is surrounded by the exclusive areas of Bruntsfield and Merchiston, whilst the open expanses of Bruntsfield Links and the Meadows are just a leisurely stroll away. There is an abundance of bars, restaurants and cinemas, all within walking distance. The city centre itself can be accessed in a matter of minutes by car or public transport. There is good quality schooling, both in the public and private sectors, whilst the city by-pass and main motorway networks are easily accessible.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.