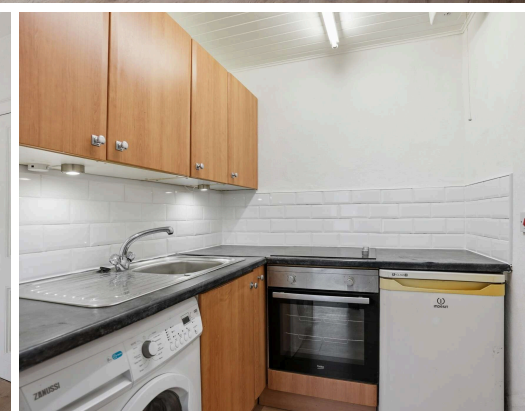
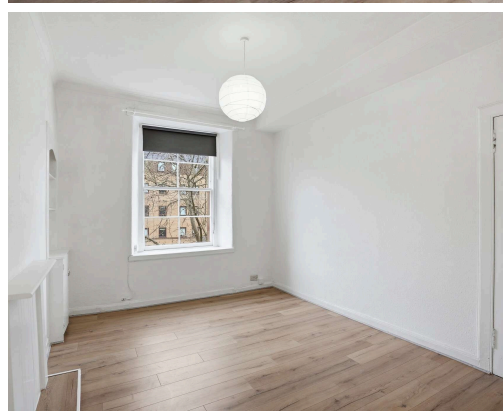
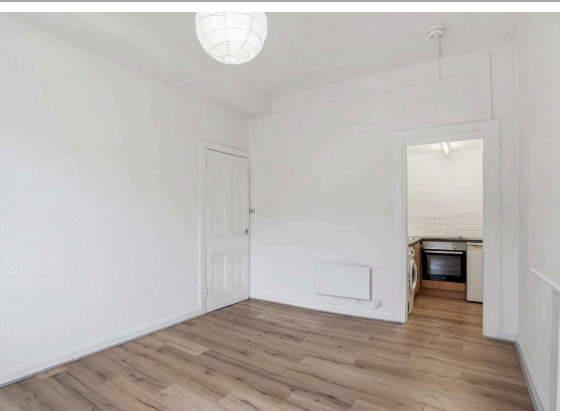




9/10 Moncrieff Terrace
EDINBURGH, EH9 1NB

- Bright, second floor, one bedroom flat
- Seamless blend of period charm with modern features
- Close proximity to a host of excellent amenities
- EPC: D
- Council Tax Band: B





This bright second floor, one bed roomed flat, forms part of a well-kept, traditional stone built tenement building, based in the much sought after Marchmont area of Edinburgh. Boasting traditional sash and case windows and an Edinburgh Press, this property offers a seamless blend of period charm with modern features, offering an exciting opportunity to first-time buyers and investors alike.

The bright, well-maintained communal stairwell leads into the property, comprising of the hall, a sitting room with a mantle piece, leading through to a well-equipped kitchen, a double bedroom with built-in wardrobes and a WC, with separate shower room. While externally, the property boasts a generously sized and peaceful shared garden.

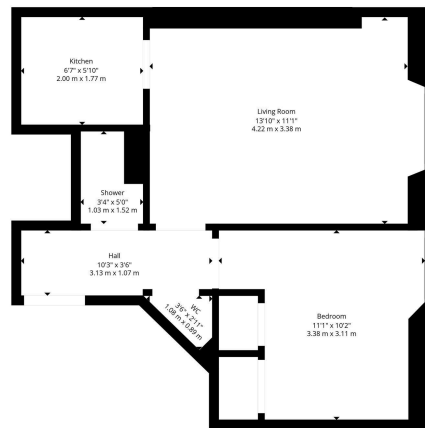
Location:

Well located in this popular area of Edinburgh, this property is within close proximity to a host of excellent amenities which include a number of local shops nearby. The city centre is within easy reach, either by a brisk walk or by regular public transport, which operates to and from Princes Street and to surrounding areas.

The beautiful open areas of the Meadows offer many pleasant walks and recreational pursuits, including public tennis courts. While the Royal Commonwealth Pool and the Warrender Swim Centre are both based nearby.

The property offers a convenient central location, within walking distance of Holyrood Park and the iconic Arthur's seat. The area is ideal for walkers, also featuring proximity to Blackford Hill and the picturesque Hermitage of Braid.

The area boasts good schools, at both primary and secondary level and Edinburgh University is within easy reach.



Total: 372 sq. Ft. 35 m²
1st Floor: 372 sq. Ft. 35 m²
Excluded Areas: Walls: 63 sq. Ft. 5 m²

(Where Applicable) Property Only. Measurements Are Deemed Highly Reliable SA & T Are 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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