



COULPERS

111 MARCHMONT ROAD

MARCHMONT, EDINBURGH, EH9 1HA

 2 BED  2 BATH  1 PUBLIC



TAKE A LOOK INSIDE

A beautifully presented two-bedroom main door flat, forming part of a handsome traditional tenement in the highly sought-after Marchmont district. Combining elegant period character with well-proportioned accommodation, the property enjoys the rare advantage of both private front and rear outdoor space and direct access to the shared rear garden.

KEY FEATURES



Well proportioned main door flat located in the heart of Marchmont.



Two large double bedrooms.



Private front garden and rear terrace and shared rear garden.



On street permit holder and metered parking.



Within a short stroll of The Meadows.



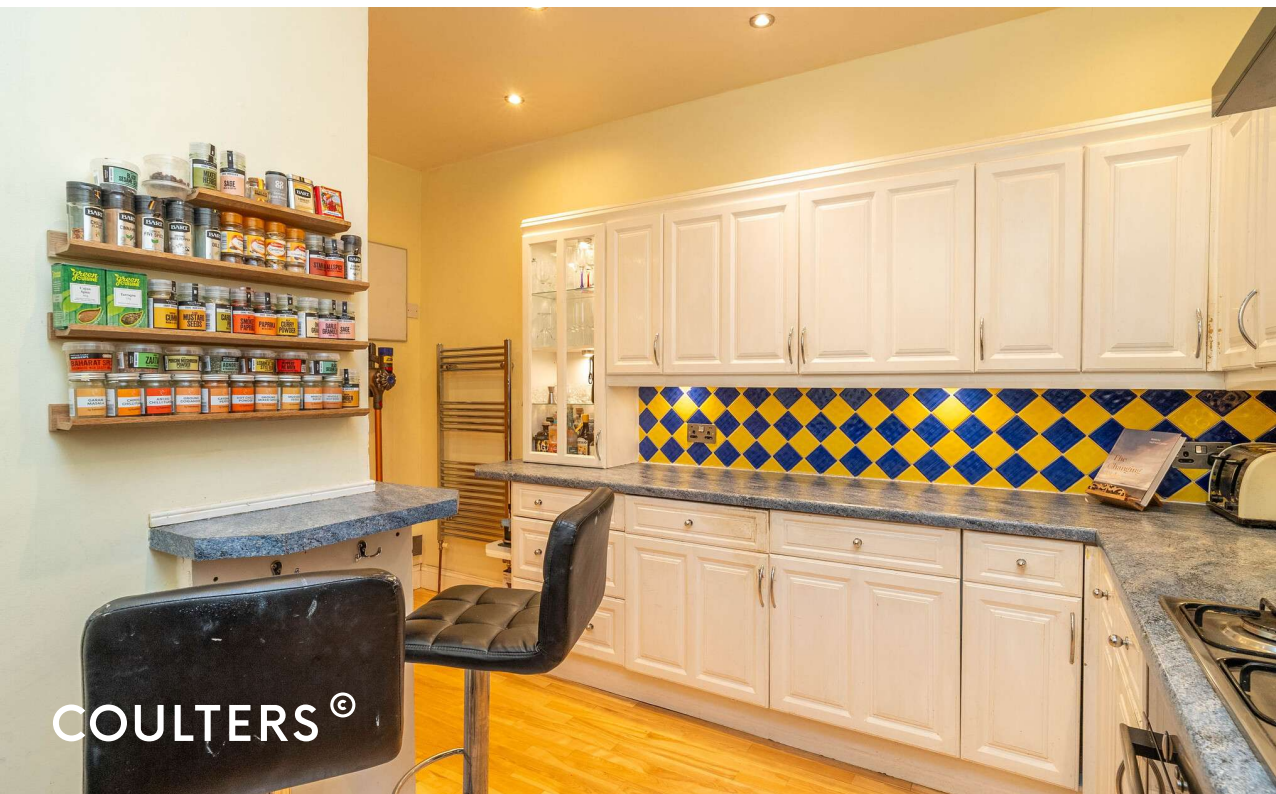
An array of independent retailers and cafes nearby.



EPC Rating - D



Council Tax Band - E





The impressive sitting room is a wonderfully bright and welcoming space, centred around a striking feature fireplace and enhanced by a large bay window. Fine original details, including ornate cornicing, working shutters and traditional woodwork, have been carefully retained, while the generous proportions comfortably accommodate both seating and dining areas.

The well-appointed kitchen offers excellent cabinet and worktop space, complemented by integrated appliances and a breakfast bar, creating a practical and sociable space for everyday living. There are two generous double bedrooms, both bright and well-proportioned. The principal bedroom benefits from an en-suite shower room and an adjoining study, which provides a versatile work-from-home space and opens directly onto a private terrace with access to the shared rear garden. A contemporary family bathroom completes the internal accommodation.





THE LOCAL AREA

Marchmont is a leafy residential area south of Edinburgh's City Centre. Moments from Bruntsfield Links and The Meadows, the property enjoys access to peaceful walks and far-reaching cycling routes as well as coffee shops and independent boutiques. Discover excellent recreational amenities at Warrender Swim Centre with its heritage Victorian pool and state-of-the-art fitness gym or at one of the numerous yoga studios.

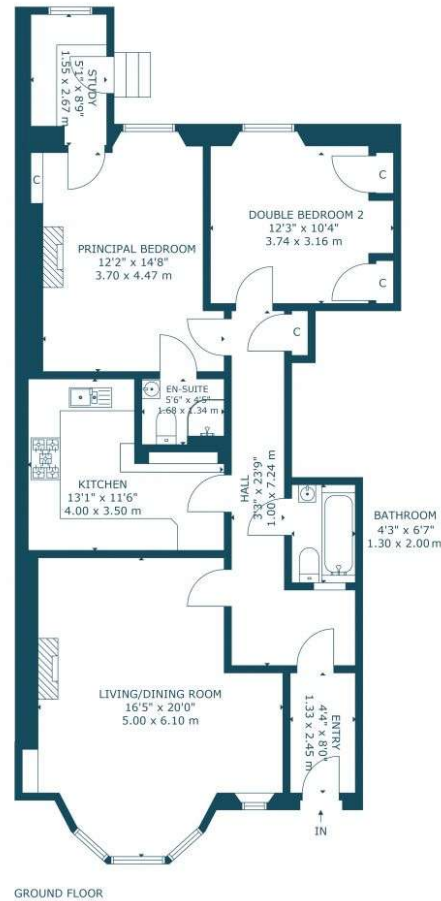
For everyday shopping, there is a green grocer on Argyle Place and convenience stores a short walk away. It is an ideal location for the University of Edinburgh and Edinburgh College of Art, both within easy walking distance. Highly regarded schooling includes James Gillespie's Primary and High School, with private school choices such as George Watson's College, all close by. While the City Centre is easily accessible on foot, regular bus services take less than twenty minutes.

EXTRAS

All fitted flooring, blinds, light fittings and integrated appliances are included in the sale price.







GROUND FLOOR

111 MARCHMONT ROAD, EDINBURGH, EH9 1HA
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 987 SQ FT / 92 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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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.