



COULTERS[©]

FLAT 5, 64 STRATHEARN ROAD

MARCHMONT, EDINBURGH, EH9 2AD

 3 BED

 1 BATH

 1 PUBLIC



TAKE A LOOK INSIDE

Situated on the top floor of a handsome traditional tenement in the sought-after Marchmont district, this generously proportioned three-bedroom flat offers an excellent opportunity for a wide range of purchasers. Previously operated as a successful four-bedroom HMO and consistently rented for many years, the property is equally well suited to investors seeking a proven rental investment or families and professionals looking for a spacious home with outstanding potential to modernise and personalise.

The welcoming central hall provides access to all principal rooms and includes excellent built-in storage. To the front, the impressive sitting room is a wonderfully bright and spacious reception room, centred around an attractive fireplace and enhanced by an elegant bay window framing open views towards the Pentland Hills. Original period features, including ornate cornicing, add to the room's timeless character.

KEY FEATURES



Spacious top floor flat with views.



Three double bedrooms.



Shared gardens to the rear.



Permit parking available.



Short walk to the Meadows and Edinburgh University.



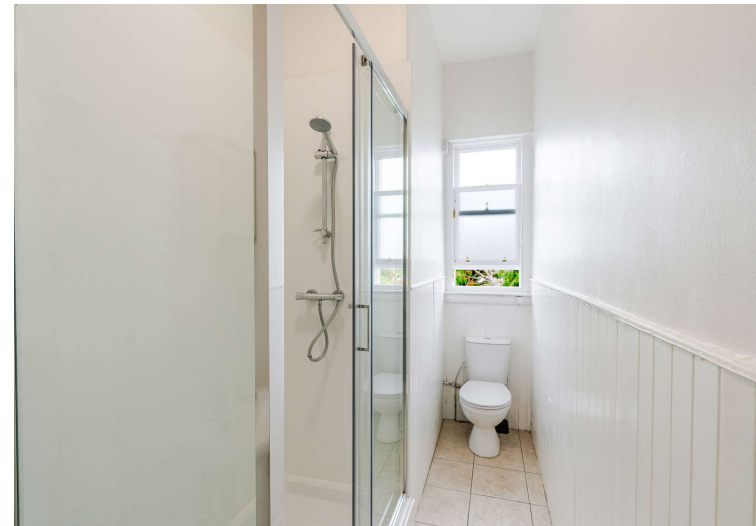
Excellent schools in the local area.



EPC Rating - C



Council Tax Band - E



The generously proportioned kitchen offers ample space for dining and is fitted with a good range of cabinets and work surfaces. A separate utility room provides additional practicality, keeping laundry appliances tucked away while offering useful extra storage.

There are three well-proportioned double bedrooms, all offering flexible accommodation for family life, home working or continued rental use. Two of the bedrooms retain attractive period fireplaces, while the rear bedoom and kitchen enjoy far-reaching views towards Edinburgh Castle. Completing the accommodation is a practical shower room.

Further benefits include gas central heating, a well-kept shared garden to the rear, and residents' permit parking.





THE LOCAL AREA

Situated in a conservation area, Marchmont is a leafy residential district south of Edinburgh's City Centre. Just a short walk from The Meadows, the property enjoys access to peaceful walks, tennis courts, play parks and far-reaching cycling routes. Numerous yoga studios are located in the area as is Warrender Swim Centre with its heritage Victorian pool and state-of-the-art fitness gym.

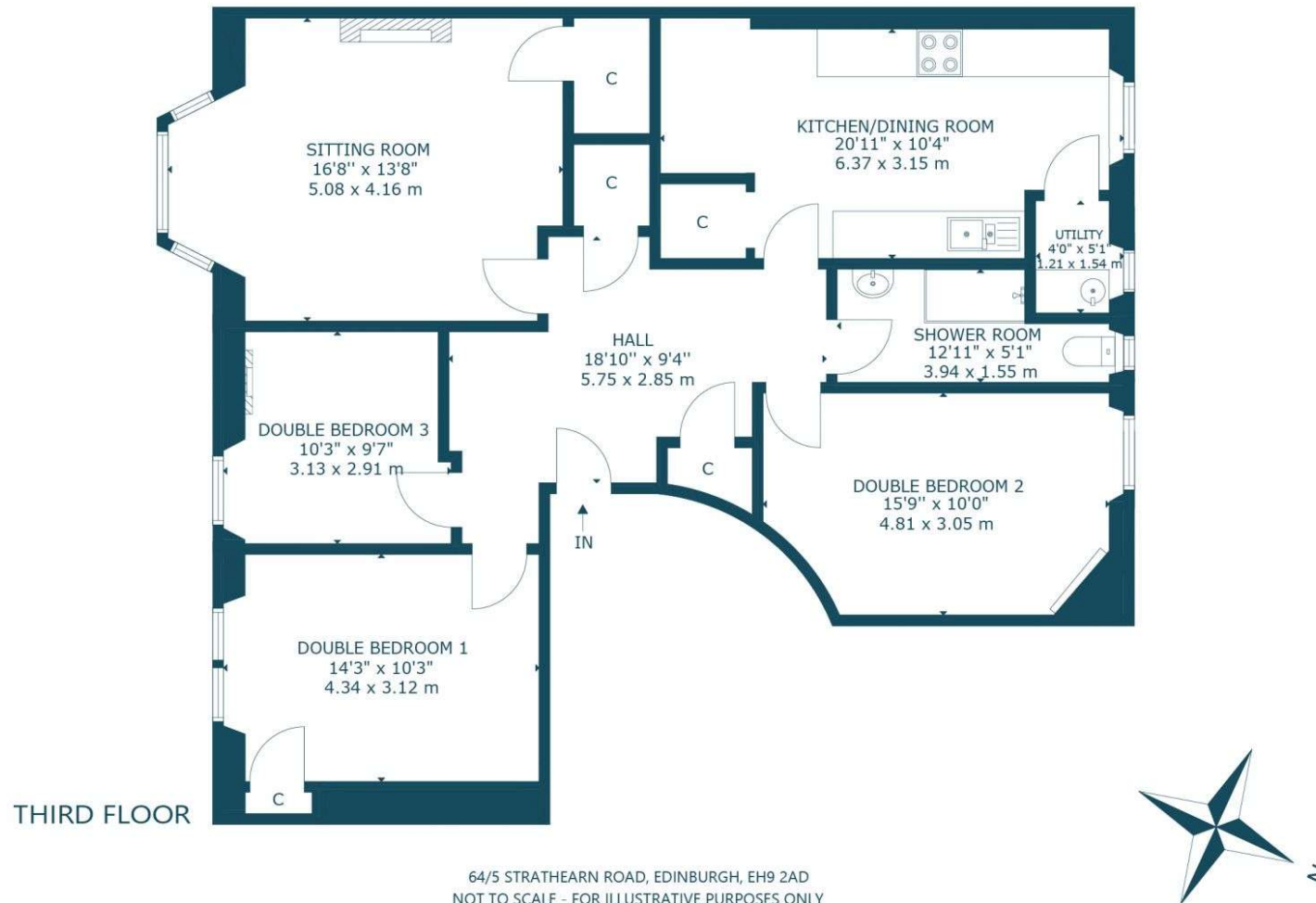
There is a fantastic selection of independent restaurants and cafes, and for everyday shopping, there is a Scotmid and Sainsburys local alongside a fishmonger and green grocer. It is an ideal location for the University of Edinburgh and Edinburgh College of Art, both within walking distance. Highly regarded schooling includes James Gillespie's Primary and High School, with private school choices such as George Watson's College, all easily accessible. The City Centre can be reached on foot or via the many regular bus services that are available.

EXTRAS

All light fittings, curtains, fitted flooring and white goods are included in the sale price. Other items may be available subject to separate negotiation.







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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.