



34, 3F1 Strathearn Road  
Marchmont, EH9 2AB

**deans**   
Solicitors & Estate Agents LLP

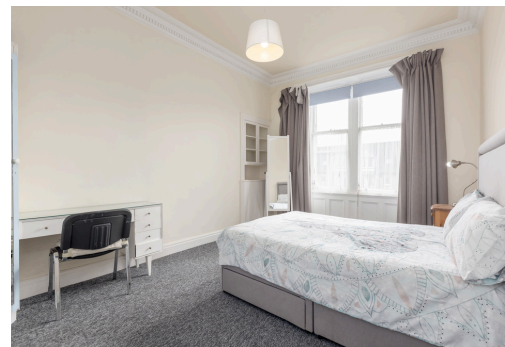


## THIRD FLOOR FLAT

- Sitting Room
- Dining Kitchen
- Three Bedrooms
- Bathroom
- Gas Central Heating
- Shared Rear Garden
- On-Street Permit & Pay Meter Parking
- EPC Rating – C



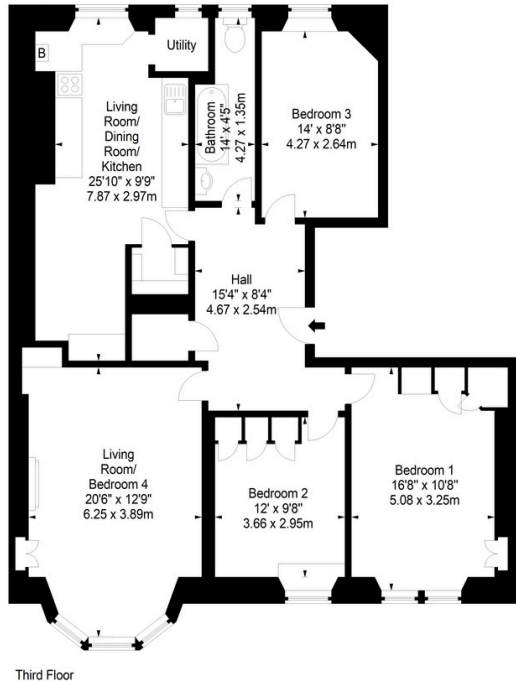
Forming part of an attractive traditional tenement, this generously proportioned top (third) floor flat is situated within the highly sought after location of Marchmont. The property is within walking distance of excellent amenities on Bruntsfield Place, reputable schooling at primary and secondary levels and Edinburgh University. There is a regular public transport services which passes by the property and travels to the City Centre. The spacious accommodation which requires some upgrading would make an ideal purchase for the young professionals/family and comprises; secure entry phone, welcoming hallway, light and airy bay windowed sitting room (that is currently being used as a bedroom) with ornate cornice work, fitted dining kitchen with utility off, three good sized double bedrooms and bathroom with white suite and shower. There is a well maintained shared rear garden and on-street permit and pay meter parking. Further benefits include gas central heating. Included in the sale are the fitted carpets and floor coverings, curtains, oven, hob, hood, fridge-freezer, washing machine and light shades. All other items are included in the sale are sold as seen with no warranty provided. The flat currently holds a valid HMO license that is valid until February 2027.



Strathearn Road,  
Edinburgh, EH9 2AB



Approx. Gross Internal Area  
1221 Sq Ft - 113.43 Sq M  
For identification only. Not to scale.  
© SquareFoot 2026



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

**Deans**   
Solicitors & Estate Agents LLP

Your Property People.

**0131 667 1900**

[mail@deansproperties.co.uk](mailto:mail@deansproperties.co.uk)

[deansproperties.co.uk](http://deansproperties.co.uk)