



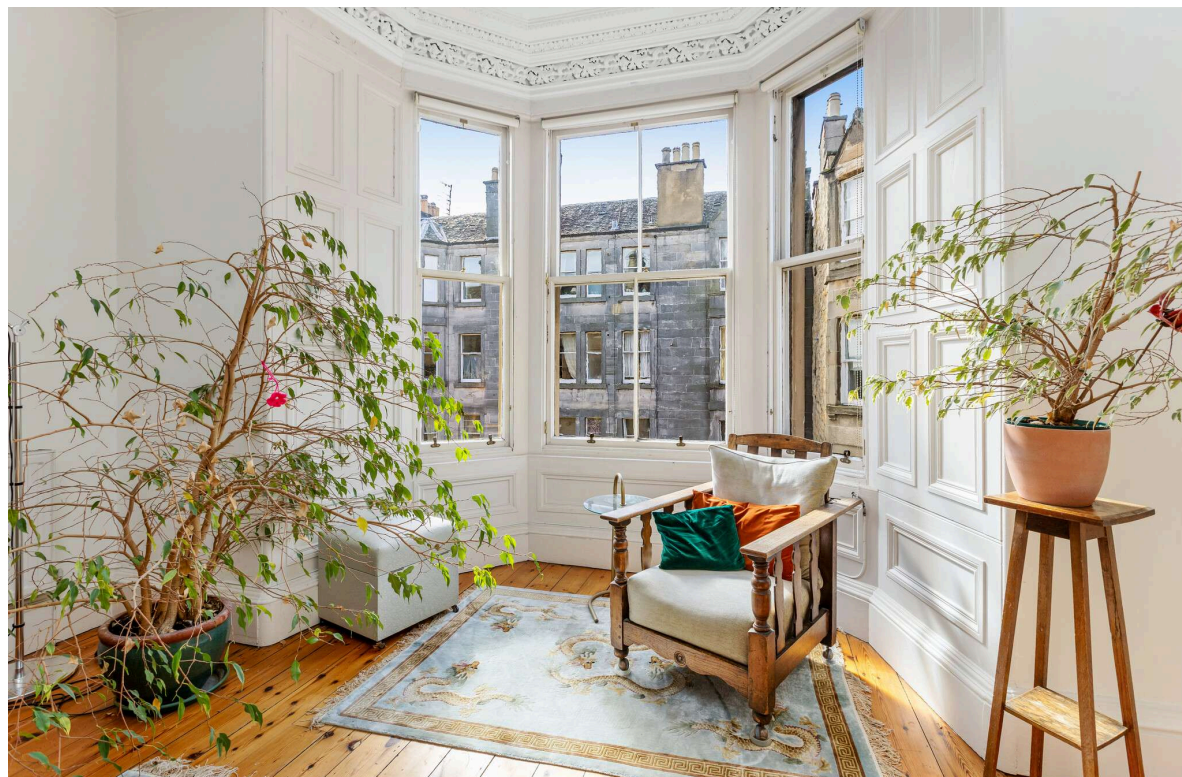
## A beautifully preserved Edinburgh home moments from the Meadows



Situated on the second floor of a traditional tenement in the highly desirable Marchmont district, this exceptional four-bedroom flat offers an outstanding blend of classic Edinburgh charm and contemporary comfort. Accessed via a well-kept communal stair, the property opens into a welcoming and generously proportioned hallway, complete with excellent built-in storage. The beautiful bay-windowed lounge is a particularly impressive space, filled with natural light and centred around a striking fireplace with a stone mantel-perfect for both relaxing and entertaining. The dining kitchen has been thoughtfully designed with modern units and appliances, offering ample space for dining as well as two useful storage cupboards, making it both stylish and practical. There are four spacious double bedrooms, three of which feature original fireplaces, enhancing the home's rich character and period appeal. A well-appointed bathroom completes the accommodation. The property retains a wealth of exquisite original features, including working shutters, traditional Edinburgh Press cupboards, intricate cornicing, elegant ceiling rose, and original flooring -details that beautifully reflect the heritage of the building. Externally, residents benefit from access to a communal garden and on-street permit parking. Perfectly positioned just moments from the Meadows, the flat enjoys immediate access to an excellent selection of local shops, cafés, reputable schools, and superb transport links into the city centre and beyond. This is a rare opportunity to acquire a truly charming and substantial home in one of Edinburgh's most sought-after neighbourhoods.

### Key Features

- Communal entrance
- Hallway
- Lounge
- Dining kitchen
- Four double bedrooms
- Bathroom
- Beautiful period features
- Gas central heating
- Communal garden
- Permit parking



## Marchmont

The property is located in the desirable residential area of Marchmont which lies to the south of the city centre. There are excellent local amenities which include a fantastic range of delicatessens, cafes and restaurants with several small shops with in the immediate vicinity. A further range of supermarkets and specialist shops can be found nearby in Bruntsfield and Morningside which include Waitrose and Tesco supermarkets with Marks & Spencer also close at hand. There are attractive open recreational spaces at Bruntsfield Links and the Meadows, additional bus services operate regularly to the West End, Princes Street and the surrounding areas with the city by-pass within easy reach. Schooling is well represented at both primary and secondary level. There is also a well-established arts and culture scene in and around the area, with nearby live music venues and theatres (including Summerhall and Church Hill Theatre), an independent cinema, and a selection of galleries, all adding to the development's highly desirable location.



## Extras

All fitted floor coverings, light fittings, oven, hob, washing machine, dishwasher and fridge freezer are included in the sale (no warranties given).

## Viewing

By appointment please telephone ELP Arbutnott McClanachan on 0131 312 7276 or email [property@elpamsolicitors.co.uk](mailto:property@elpamsolicitors.co.uk)

## Council Tax Band

E

## Home Report Valuation

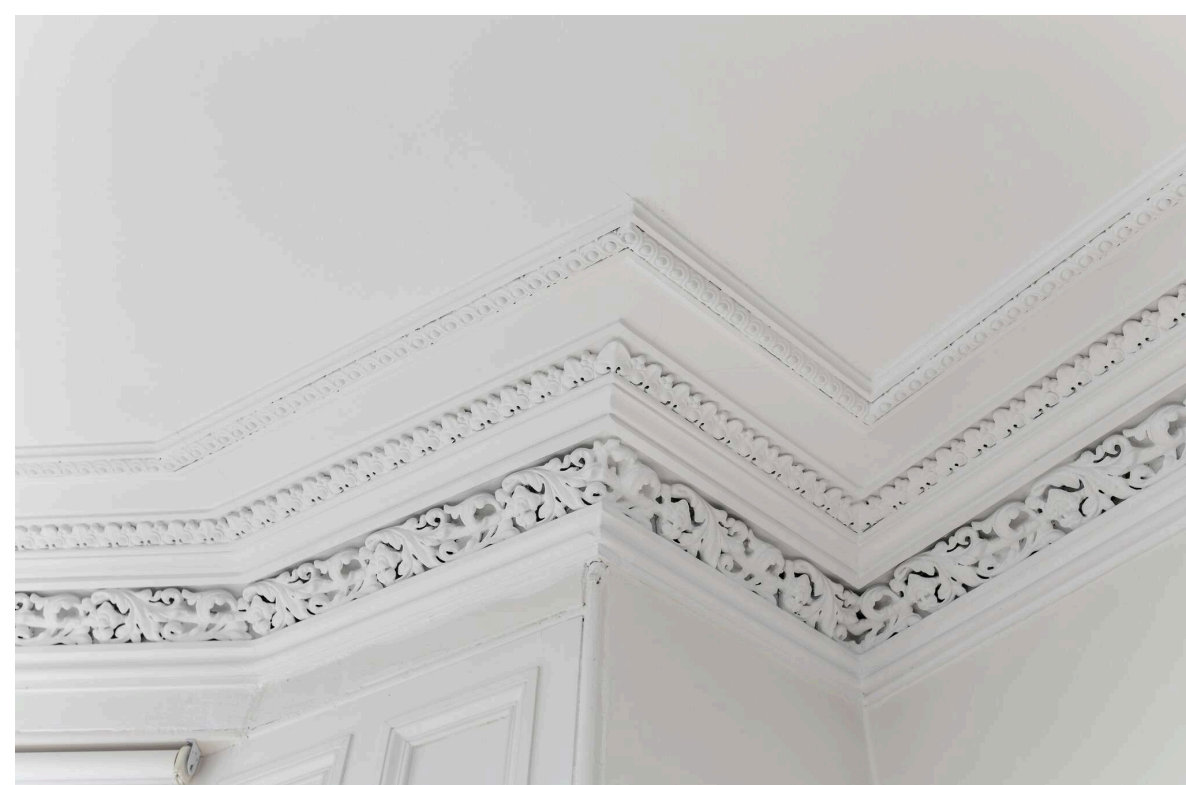
£510,000

## EPC Rating

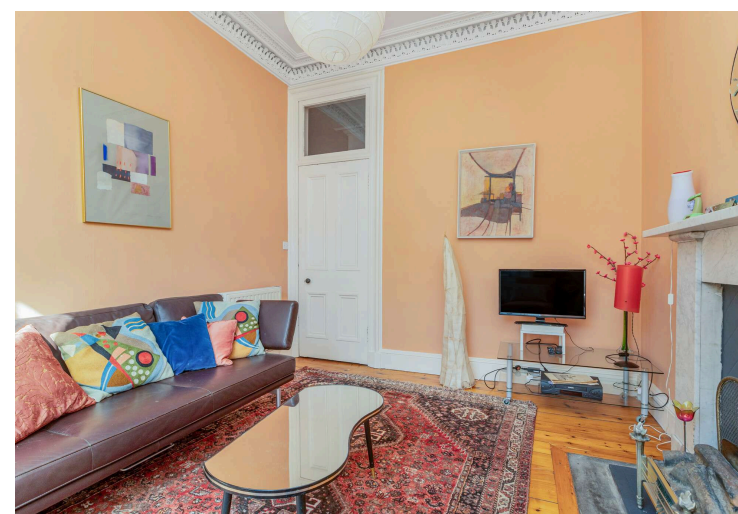
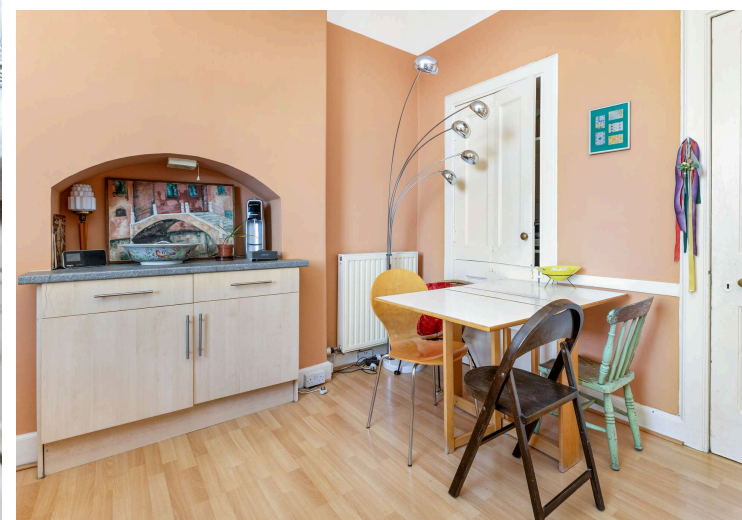
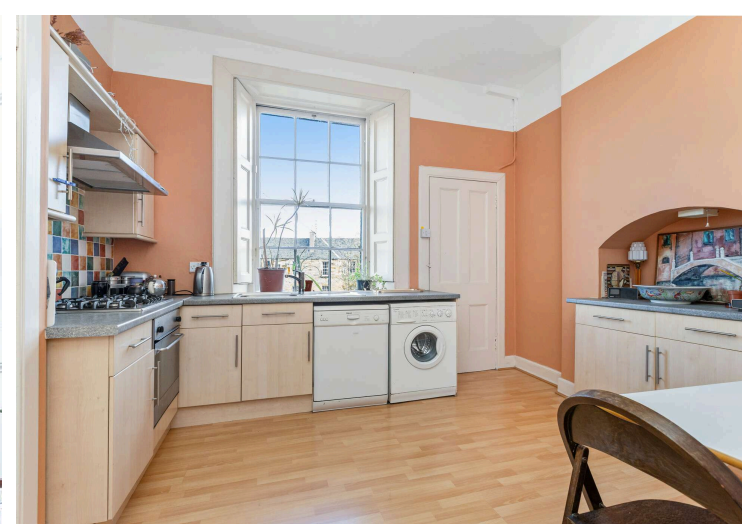
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## Tenure

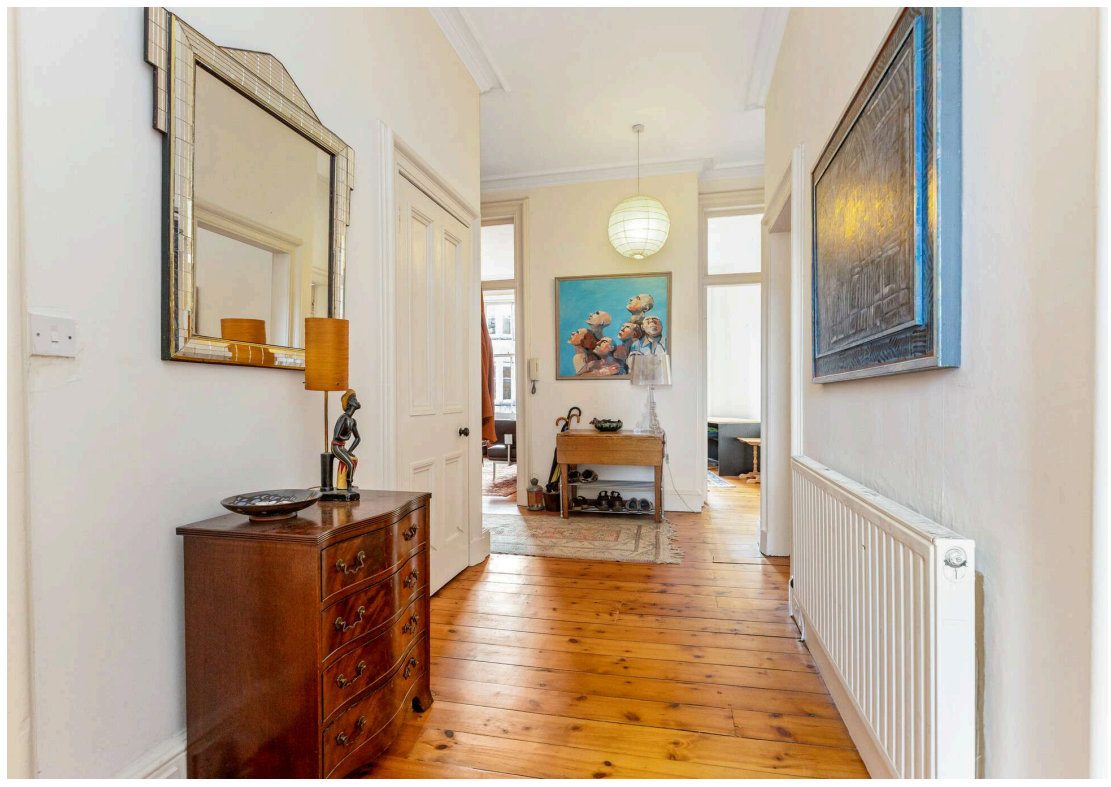
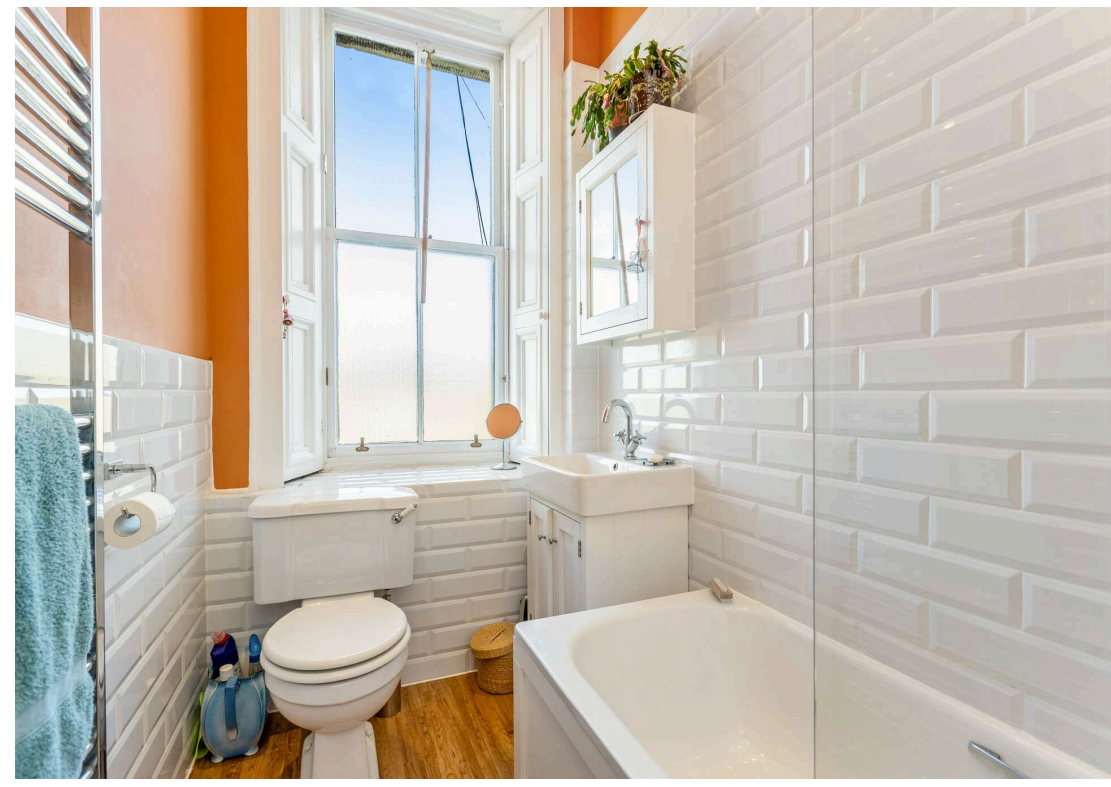
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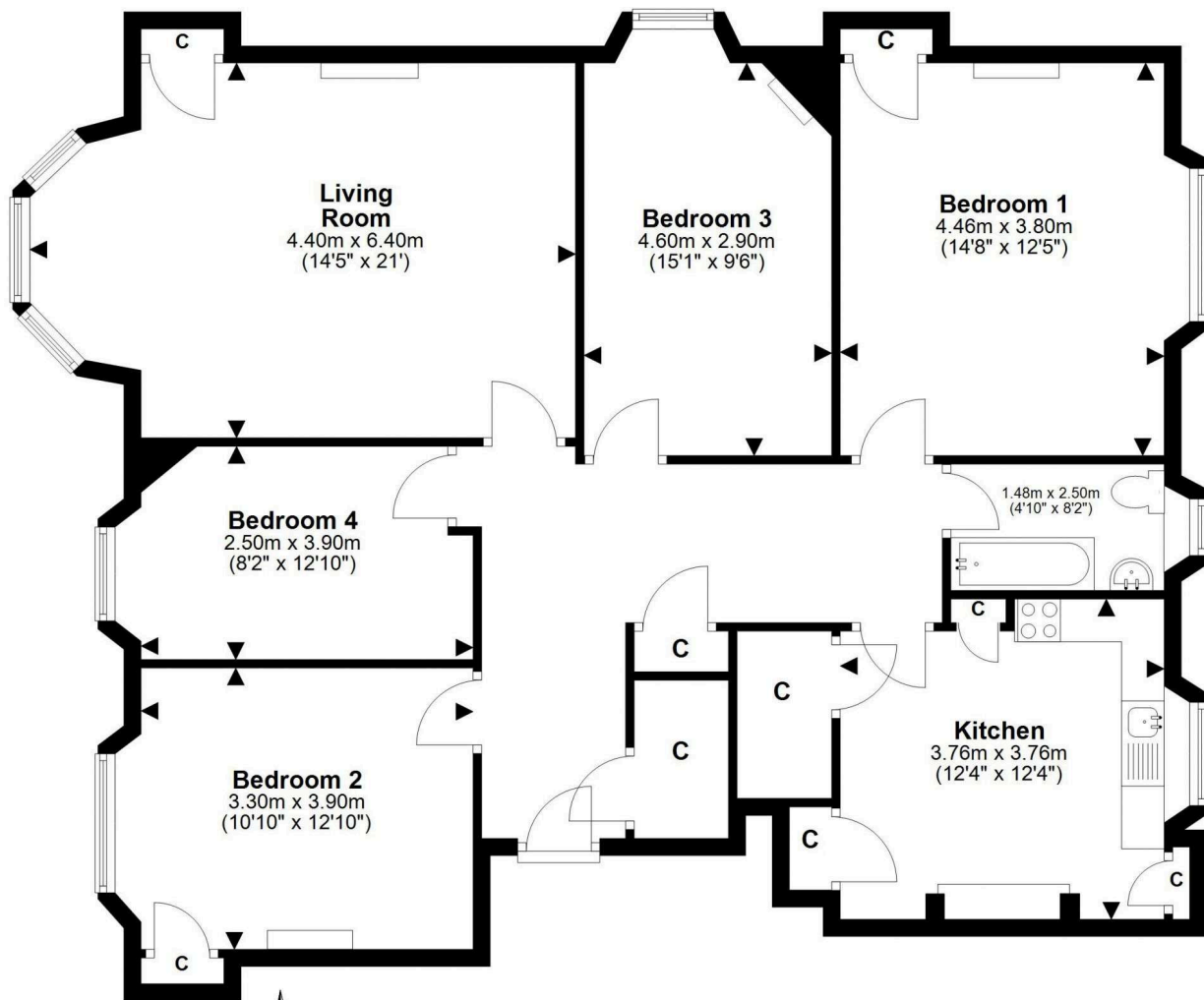












This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.



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