










Offers Over  
**£430,000**

## 85/1 Marchmont Road

Marchmont | Edinburgh | EH9 1HB

This beautifully presented, generously proportioned traditional first floor flat is offered to the market in true move-in condition, pleasantly situated within the high amenity district of Marchmont, close to excellent transport links and the fantastic open spaces of The Meadows. Internal viewing is highly recommended to be fully appreciated.

-  2 Bedrooms
-  2 Public Rooms
- 1 Box room
-  2 Bathrooms
-  Permit/metered parking
-  Communal garden
-  EPC Rating – C
-  Council Tax Band - E



## Description

In brief the accommodation comprises; welcoming entrance hallway with useful built-in storage, spacious and bright bay-windowed reception room with feature fireplace, stunning fitted modern kitchen/dining room with integrated appliances and walk-in pantry, light and airy principal bedroom with twin-window, second well proportioned double bedroom, spacious box room, stylish attractive bathroom with three-piece suite and separate shower room.



## Extras

All fitted floor coverings and curtains will be included in the sale together with the integrated appliances in the kitchen and the wardrobes.

## Gardens & Parking

There is a lovely, well maintained communal garden located to the rear and permit/metered parking is available to the front and surrounding area.

## Viewing

Please contact Neilsons on 0131 625 2222.





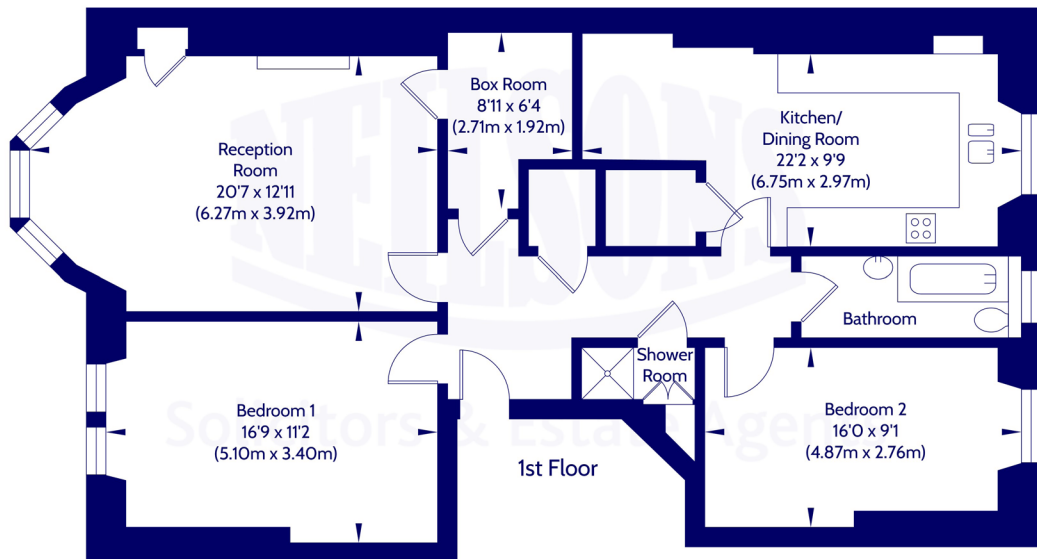
## Location

The property forms part of the desirable Marchmont district of the city, lying to the south of the city centre and within easy reach of neighbouring Morningside, Bruntsfield and Newington. Excellent local amenities are on hand including a variety of specialised shops, cafes, bistros, bars and restaurants. The property is also in close proximity to the University of Edinburgh. For leisure and recreational facilities, the property is within walking distance of the delightful open spaces and sports facilities available on The Meadows and Bruntsfield Links with several golf courses on the south side of the city. Cinemas and theaters are also nearby together with Warrender Swim Centre with pool, gym and sauna. Regular bus services are available in the area and lead to the city centre and beyond.





Approx. Gross Internal Floor Area 102 Sq M / 1095 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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