

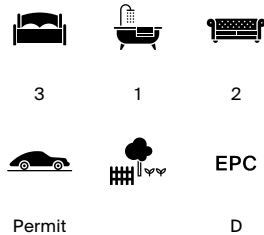


MARCHMONT CRESCENT

Edinburgh, EH9



# AN ELEGANT MAIN-DOOR PERIOD APARTMENT WITH PRIVATE GARDENS IN THE HEART OF MARCHMONT.



Local Authority: The City of Edinburgh Council

Council Tax band: F

Tenure: Freehold

Offers Over: £630,000

# DESCRIPTION

Set on one of Marchmont's most desirable addresses, this charming main-door apartment offers generous accommodation, elegant period features, and the rare advantage of private front and rear gardens.

The property is entered via its own private garden and front door and opens into a welcoming central hallway that provides access to the principal rooms. To the front lies a beautifully proportioned living room, enhanced by a large bay window, ornate cornicing, timber floors, and working shutters, creating a bright and inviting space ideal for both everyday living and entertaining.

To the rear, the spacious kitchen and dining room enjoys a pleasant outlook over the garden and offers ample space for a family dining table. The layout is well suited to modern living while still allowing the next owner scope to update or reconfigure to suit their individual taste. A useful adjoining utility room and pantry further enhance the practicality of the home, while a cellar provides excellent additional storage.

The accommodation includes well proportioned bedrooms, quietly positioned either to the front or rear, enjoying garden views. The bathroom is centrally located and features a classic suite.

Externally, the property benefits from a private garden to the rear, an increasingly rare feature for this location, providing a peaceful outdoor retreat with mature planting and space for outdoor seating or gardening.

The apartment is presented in good condition throughout, retaining many fine period details, while offering a superb opportunity for a purchaser to add their own stamp and enhance value over time.

Marchmont Crescent is ideally placed for access to The Meadows, excellent local schooling, Edinburgh University, and a wide range of independent cafés, restaurants, and shops, with the city centre easily accessible on foot or by public transport.





## LOCATION

Marchmont is one of Edinburgh's most desirable and established residential areas, prized for its elegant period architecture, strong community feel, and close proximity to the city centre. Marchmont Crescent sits adjacent to The Meadows, offering immediate access to expansive green space ideal for walking, running, and outdoor recreation.

The area is exceptionally well served by a wide range of local amenities, including independent cafés, restaurants, bars, and speciality shops along Marchmont Road and nearby Bruntsfield. There are excellent schooling options at both primary and secondary levels, with the property falling within the catchment for highly regarded local schools, as well as being conveniently located for George Watson's College, Merchiston Castle School, and Edinburgh University.





Regular bus services provide swift access to the city centre, while the property is also within comfortable walking distance of Edinburgh's financial district, cultural attractions, and major transport links. The combination of green space, architectural charm, and city convenience continues to make Marchmont an enduringly popular location for a wide range of buyers.





Approximate Gross Internal Area = 1,451 sq ft / 135 sq m  
 Cellar: 95 sq ft / 9 sq m

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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I would be delighted  
to tell you more.

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