



52/6 Marchmont Crescent,  
Marchmont, EH9 1HE

**deans**   
Solicitors & Estate Agents LLP



## SECOND FLOOR FLAT

- Living Room
- Kitchen/Dining Room
- Box Room
- Two Double Bedrooms
- Bathroom
- Communal Rear Garden
- On-Street Permit Parking
- Gas Central Heating
- EPC Rating - C





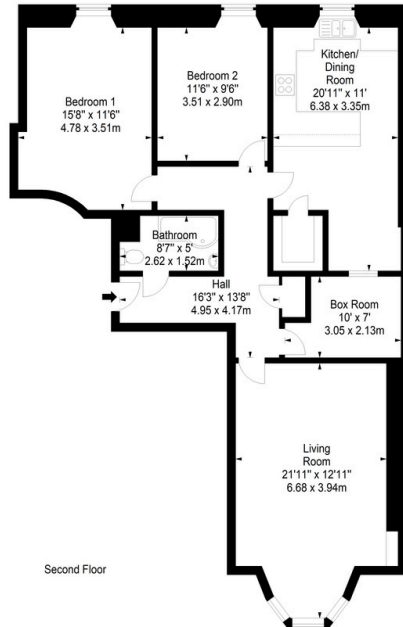
Forming part of a traditional tenement building, this well-presented second-floor flat is located in the highly sought-after Marchmont area, to the south of Edinburgh's city centre. The neighbourhood offers an excellent selection of amenities, including popular cafés, bars, and shops, while the open green spaces of The Meadows and Bruntsfield Links are within easy walking distance. The property also enjoys excellent public transport links, with frequent bus services providing convenient access to the city centre. The accommodation comprises; a welcoming entrance hallway, bright and spacious living room, modern kitchen with breakfast bar and extra space for an additional dining table and chairs, box room, two generously sized double bedrooms and a bathroom with shower over bath. Externally, there is a well-maintained communal garden to rear, and on-street permit parking is available in the area. The property features partial double glazing and gas central heating. Included in the sale are the: fitted carpets and floor coverings, curtains, oven, hob, hood, fridge, freezer, washing machine, tumble dryer, dishwasher and light shades. Other items may be available by separate negotiation. All appliances included in the sale are sold as seen with no warranty provided.



Marchmont Crescent,  
Edinburgh,  
Midlothian, EH9 1HE



Approx. Gross Internal Area  
1049 Sq Ft - 97.45 Sq M  
For identification only. Not to scale.  
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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.

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