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Offers Over

£60,000

Garage 13, Strathfillan Road

Marchmont | Edinburgh | EH9 2AG

An excellent opportunity has arisen to purchase this single lock up garage located within a cul-de-sac setting in the ever-popular district of Marchmont, just south of Edinburgh's city centre. The garage has a secure door/lock and has power. The ideal space to suit nearby residents, commuters or an excellent workshop space.

Please note a small factoring fee is payable for the upkeep of the private road and further information can be made available by the selling agents.



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. Regular bus services are available in the area and lead to the city centre and beyond.

Floorplan



Approx. Gross Internal Floor Area 16 Sq M / 176 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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Viewing

By appointment through Neilsons (0131 625 2222).



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



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