

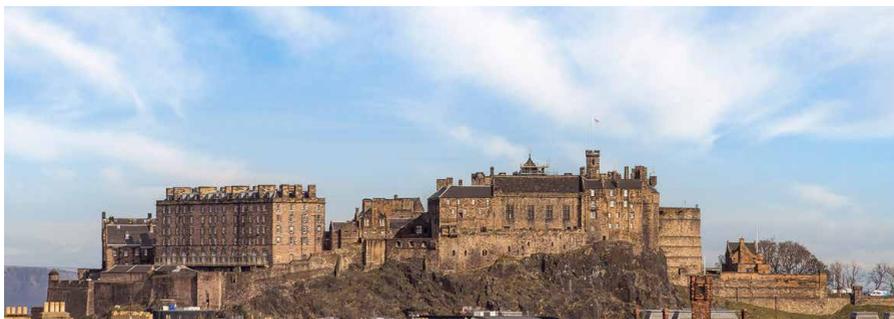
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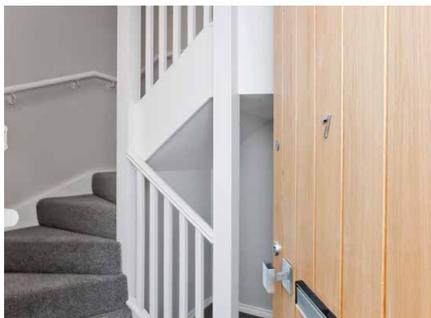
88 (4F) Thirlestane Road
Marchmont, Edinburgh
EH9 1AS



This stylish, newly-constructed fourth/top-floor flat boasts three double bedrooms, a versatile box bedroom, a desirable open-plan living area, and delightful castle and hill views, plus access to a shared garden.

Situated in Marchmont, within the Meadows, Marchmont and Bruntsfield conservation area, the flat is ideally located for swift access to outstanding local amenities. A secure entrance and shared stairwell leads to the flat's front door on the third floor, where a plushly-carpeted staircase takes you to a fourth-floor hall. Here, muted décor and the colour-coordinated carpet set the tone for the immaculate accommodation to follow.





The property comprises:

- Traditional tenement building
- Newly-constructed fourth-floor flat
- High-quality finish throughout
- 6-year architect guarantee
- Wonderful castle and hill views
- Secure shared stairwell
- Welcoming entrance hall
- Open-plan kitchen/living/dining room
- Contemporary fully-integrated kitchen
- Three double bedrooms
- Versatile box bedroom/nursery/study
- Pristine, stylish bathroom
- Shared rear garden
- Controlled on-street parking (Zone S1)
- Gas central heating
- Sprinkler system



Straight ahead, you step into the very heart of the home: the open-plan kitchen, living and dining room.

Crisp-white décor and a handsome wood-styled floor combine to create an understated backdrop for future styling, and two skylight windows fill the room with natural light throughout the day and frame stunning views of Edinburgh Castle. The living area promises flexibility for comfortable lounge furniture and a seated dining area, and wrapped around one end of the room is a wide selection of contemporary Lecht grey and rich wood-styled cabinets (supplied by Kitchens International), accompanied by white worktops and splashback panelling. Neatly integrated into the space and contributing to the sleek modern finish is a full selection of Siemens appliances, including an oven, an eye-level combi microwave/oven, an induction hob with an extractor fan above, a fridge/freezer, a dishwasher, and a washing machine.





The appealing flat accommodates three double bedrooms and a box bedroom, all identically-styled to the entrance area with the same understated décor and plush carpeting and lit by skylight windows.

Two of the sleeping areas boast wonderful hill views and the remaining bedroom enjoys built-in storage. The flexible box bedroom offers potential for a number of uses, including a nursery, a child's bedroom, a dressing room, or a home office. Finally, a pristine bathroom completes the accommodation on offer and,

set against a stylish backdrop of Villeroy and Boch marble-inspired wall and floor tiles, comprises a bath with a rainfall showerhead and a glazed screen, a basin set into storage with an illuminated mirror, and a WC. The flat is heated by a gas central heating system and comes with a sprinkler system.



Externally, the flat enjoys access to a well-kept, shared rear garden. Permit parking on Thirlestane Road falls under Zone S1.

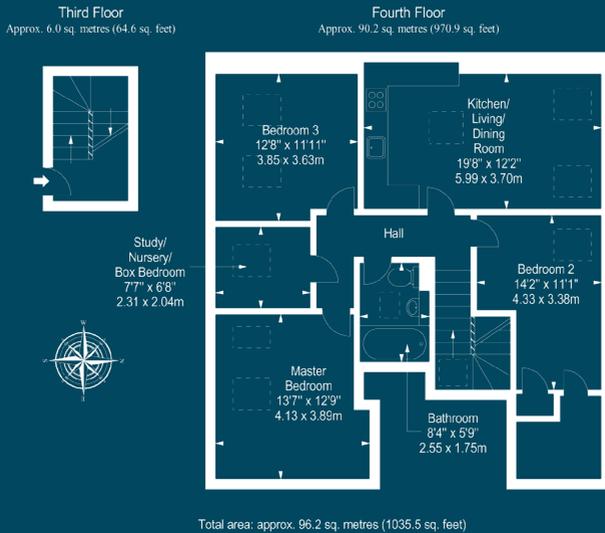
NB: The flat comes with a 6-year architect guarantee.

Extras: The property shall be sold as seen. Some images have computer generated furniture to show possible layouts. The photos of the rooms are actual images.



Marchmont, Edinburgh

Part of the Marchmont, Meadows and Bruntsfield conservation area, Marchmont enjoys a highly desirable setting beside the Meadows, one of the capital's most beloved public parks. It has a central location too, within brisk walking distance of the city centre, the Old Town, and fashionable areas like Morningside. Unsurprisingly, Marchmont is popular with city professionals and families, as well as students thanks to the nearby University of Edinburgh and Edinburgh Napier University campuses. It is served by an excellent range of local amenities, including numerous stores at neighbouring Bruntsfield and Morningside, which are known for their independent boutiques and artisan coffee shops. There is also an arthouse cinema and a choice of theatres. For fitness enthusiasts, there are numerous gyms and indoor sports facilities, as well as the Royal Commonwealth Pool for your enjoyment. Of course, at the Meadows, large playing fields create lots of opportunities for outdoor games and activities, whilst the communal greens also prove perfect in the summer months for picnics. In addition, Marchmont has excellent public transport links with regular bus services and convenient access to the City of Edinburgh Bypass, Edinburgh International Airport, and the M8/M9 motorway network. For greener travel across the city, there are lots of cycle and walking paths too. The property falls within the catchment area for the highly regarded James Gillespie's Primary and High Schools and St Thomas of Aquin's RC High School. Plus, it is well placed for some of the capital's most prestigious independent schools.



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Terms & Conditions

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 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.