



Offers over £425,000

43/4 Marchmont Crescent, Edinburgh, EH9 1HF





## Traditional Victorian 2 Bedroom or 3 Bedroom First Floor flat in Marchmont Ideal home or for rental to students/professionals

This is a traditional southeast facing Victorian first floor flat within a secure entry tenement building in a highly sought after residential district to the south of the City Centre. Whether you are seeking an investment property or a home to cherish, this flat presents a lucrative investment opportunity and has been rented as a 3-bedroom HMO property for over 10 years. The flat would also be ideal for professionals and/or young families.

Shared entrance and stairway with secure entry phone access; spacious reception hallway with plaster cornice; fitted dining kitchen including Worcester system gas boiler, fridge freezer, washing machine, extractor fan, gas hob & electric oven; two double bedrooms to front of property (one of which could be a living room if desirable) with bay window & decorative cornice; one single bedroom to rear of property; good sized internal box room which can be used as a study/sitting area; bathroom/WC with three piece white suite and Mira electric shower over the steel bath.

In addition, the property complies with all HMO requirements including linked smoke detectors, carbon monoxide detector, electrical & gas checks & emergency hall light.

The property has gas central heating, double glazed sash and case windows throughout, access to a communal garden/drying area to the rear of the building as well as on street meter and permit parking.

### ACCOMMODATION (WIDEST POINTS)

<b>Bedroom 1</b>	19'1" x 12'5" (5.82 x 3.80)
<b>Bedroom 2</b>	20'4" x 14'0" (6.22 x 4.29)
<b>Bedroom 3</b>	14'9" x 6'6" (4.50 x 2.00)
<b>Kitchen</b>	19'0" x 9'10" (5.80 x 3.00)
<b>Box Room</b>	8'2" x 8'2" (2.49 x 2.50)



## LOCATION

Marchmont is a well-known, sought after established residential district of the City located 1.4 miles to the south of the City Centre. Locally and within walking distance there is a wide selection of shops and excellent retail outlets including coffee shops, restaurants, supermarkets together with good primary and secondary schools including Heriot's and George Watson's private schools and Edinburgh and Napier universities are only a short distance away. There are also good leisure and recreational facilities including Warrender Baths and The Meadows which makes a pleasant area to sit and relax in. A regular bus service also provides ease of commuting in and around the surrounding area and swift links to the City Centre.

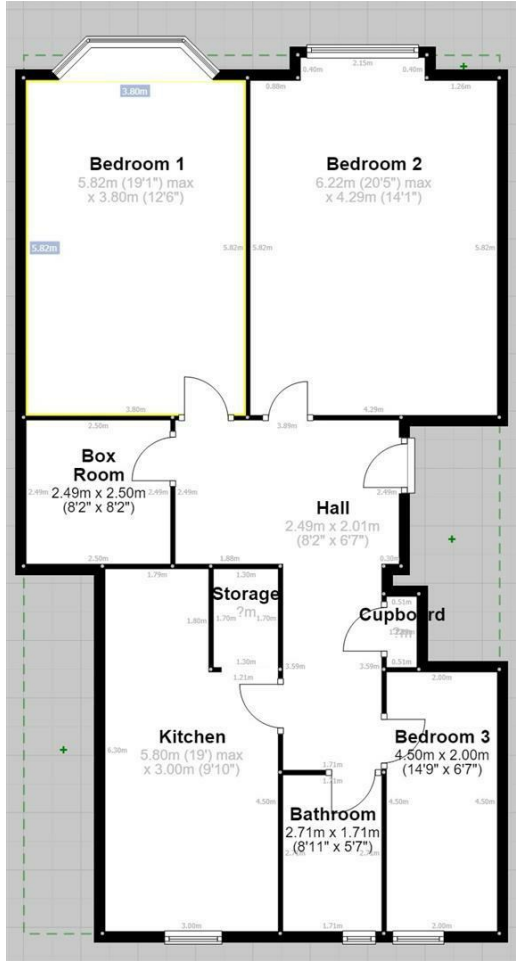
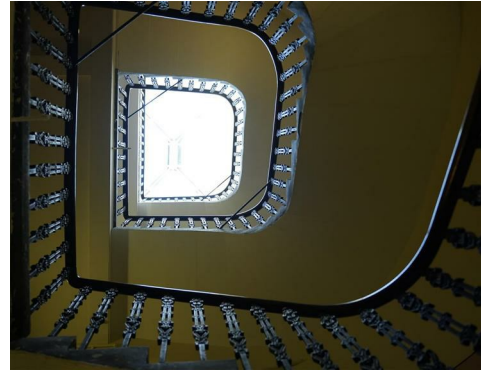
Early viewing is highly recommended.

## EPC RATING C

## VIEWING

By appointment only please Telephone: 0131 554 6244.





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*A closing date for offers may be set and interested parties wishing the opportunity to offer are advised to note interest through their solicitors. Acceptance of any note of interest does not constitute an undertaking that the party will be give the opportunity to offer. Access for surveyors should be arranged with the selling agents. These particulars are given for guidance only and do not form part of any contract. Dimensions are approximate.*