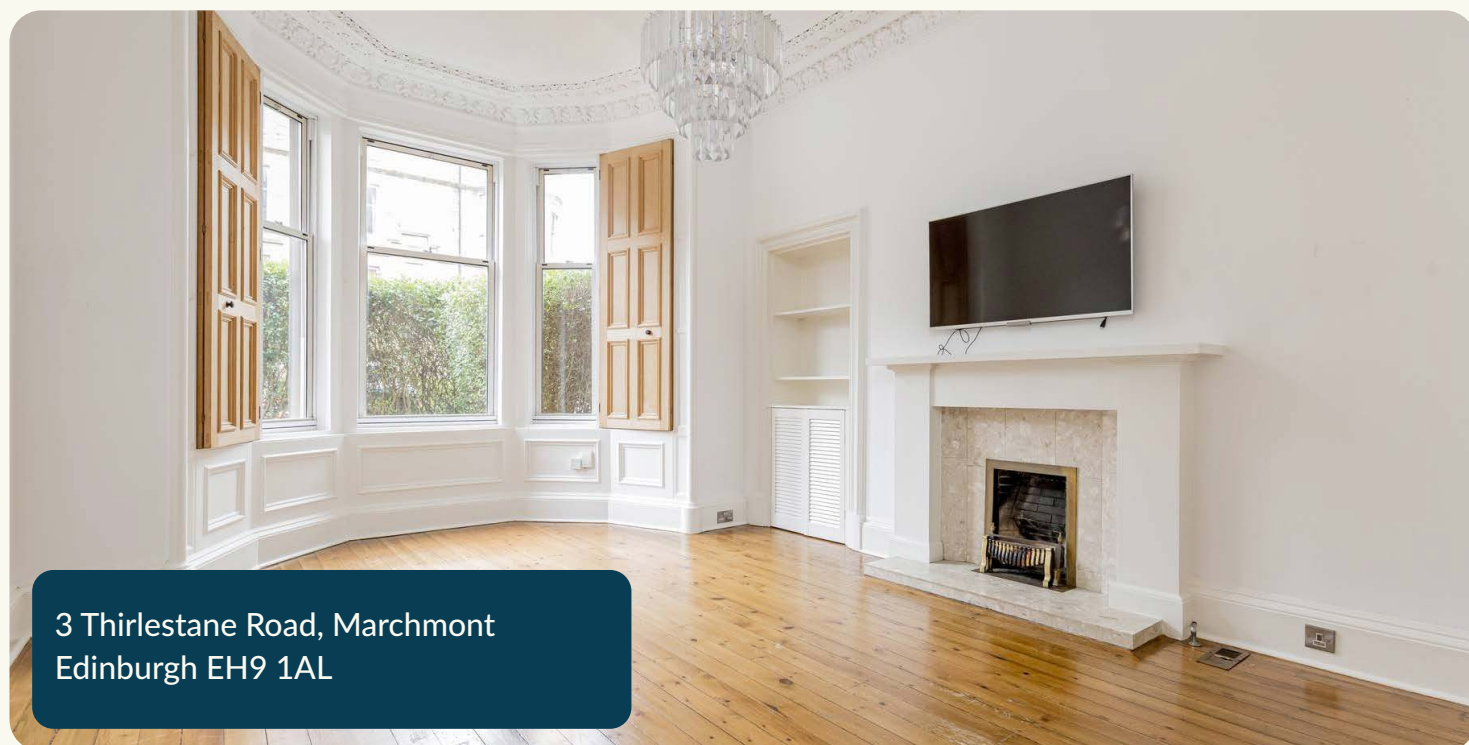




3 Thirlestane Road, Marchmont
Edinburgh EH9 1AL



An elegant main door flat which retains superb original features and benefits from a private front garden

 2 Bed  2 Bath  1 Reception

An elegant main door flat which retains superb original features and benefits from a private front garden, forming part of a traditional tenement located in the sought after area of Marchmont. This beautiful property offers a lovely home which blends perfectly original features with contemporary finishes, enviably located close to excellent amenities and the open expanse of the Meadows. In brief the accommodation comprises; entrance vestibule, hall with large storage cupboard and door to communal stairwell, bay windowed sitting room with working shutters, ornate cornicing, stripped and sanded flooring, and feature fireplace; modern fully fitted kitchen, principal double bedroom with en-suite shower room and walk in wardrobe, second double bedroom, and modern bathroom.

Features

- Entrance vestibule
- Hall with large storage cupboard
- Bay windowed sitting room
- Modern fully fitted kitchen
- Principal bedroom with en-suite
- Second double bedroom
- Modern bathroom
- Double glazing
- Gas central heating
- Private front garden
- Communal garden to rear
- Residents permit parking
- EPC Rating C

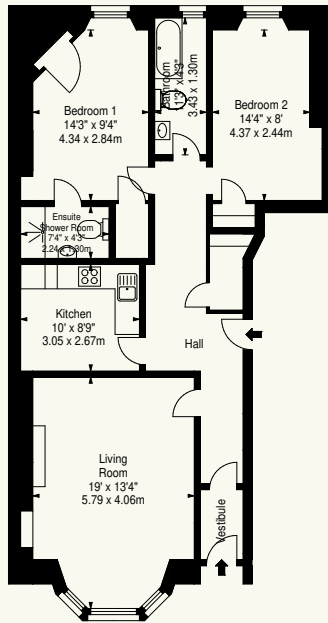
Fixed Price £410,000

£40,000 Below Home Report Valuation

Thirlestane Road,
Edinburgh,
Midlothian, EH9 1AL



Approx. Gross Internal Area
892 Sq Ft - 82.87 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Ground Floor



Marchmont is an extremely popular area to the south of the city. Offering a wide variety of local amenities to include independent specialist shops, coffee shops, bars & restaurants, along with larger supermarket offerings such as Sainsburys Local and a large Waitrose Supermarket in neighbouring Morningside. Located next to The Meadows and Bruntsfield Links which benefit from a children's playground, tennis courts, bowling green and a pitch and putt course. Also within easy reach is Blackford Hill and Hermitage of Braid which have numerous walks available. For the sports enthusiast, Warrender Swim

Centre which also has a gym is ideally located and there are several excellent golf courses within easy reach, including Merchants of Edinburgh and Craigmillar Park Golf Course. James Gillespie's Primary and High School are the catchment schools in the area, with private schools nearby including George Watson's College, Merchiston Castle School and George Heriot's School. Access to the city centre is easily accessible both on foot and by bus and the city bypass is nearby which connects into the motorway network North, South and West.

FOR VIEWING:

By appointment only

Contact Lindsay on:

☎ 0131 229 4040

✉ edinburghproperty@lindsays.co.uk

🌐 property.lindsays.co.uk

Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.