



1fl, 6 Marchmont Road, Edinburgh, EH9 1HZ

Tastefully Presented & Exceptionally Spacious, Three-Bedroom, First-Floor Flat

Up to date price and viewing info at mov8realestate.com/property

espc rightmove  find your happy Zoopla

Property Description

Tastefully presented and exceptionally spacious, this three-bedroom first-floor flat forms part of an impressive traditional stone-built tenement, combining period features with a modern finish. Ideally placed for the city centre, universities, and Meadows parklands, in the highly sought-after Marchmont district, just south of Edinburgh city centre.

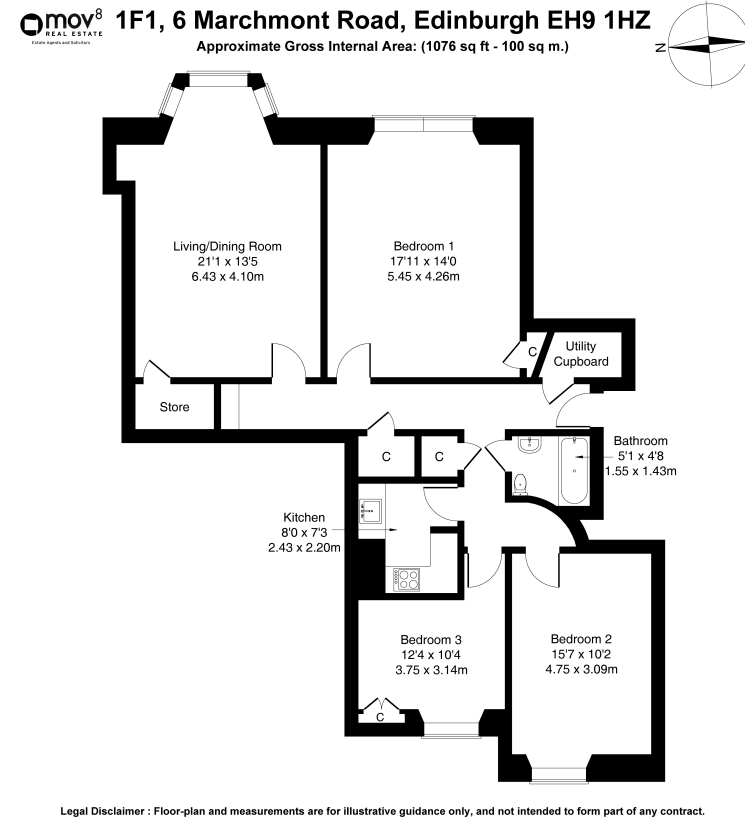
Comprises an entrance hallway, living/dining room, kitchen, utility cupboard, three double bedrooms, and a bathroom.

This period property includes tall ceilings, ornate cornice work, a bay window for the lounge, and good storage spaces. Further features include a modern fitted kitchen with appliances, gas central heating, and newly fitted double-glazed sash and case windows.

Additionally, there is a secure entry system, a secluded shared garden to the rear, with ample zoned parking to the front and surrounding streets.

A welcoming entrance hall provides access throughout the home and offers excellent storage, with two built-in cupboards and a separate utility cupboard. Positioned to the front, the generous living room is flooded with natural light from a striking bay window and showcases an array of charming period features, including ornate corning, a traditional Edinburgh press with shelving, a ceiling-mounted clothes pulley and a built-in storage cupboard, all complemented by fresh, light décor. The stylish internal kitchen is well-appointed with modern fitted units, wood-effect worktops, a sink with drainer, an integrated oven and hob with a stainless steel splashback, and a freestanding dishwasher. While set adjacent, a fridge/freezer is located in the built-in cupboard, and a washing machine in the utility cupboard.

The exceptionally spacious principal bedroom is positioned to the front and benefits from elegant corning, light décor, carpeted flooring and a built-in cupboard. Two further well-proportioned bedrooms overlook the rear of the property, both similarly finished, with the third bedroom also featuring a built-in storage cupboard. Completing the accommodation, the bathroom is fitted with a three-piece suite incorporating a shower over the bath and tiled splash walls.



Area Description

Marchmont is a highly sought-after residential area, ideally located for access to the city centre, universities, and major hospitals. It is well-served by a range of local amenities, with nearby Morningside, Newington and Tollcross offering a diverse selection of independent shops, cafes, restaurants, cinemas and theatres. The area is also known for its excellent schooling, including James Gillespie's Primary and High School, St Thomas of Aquin's RC High School, and St Peter's RC Primary

School. Marchmont borders the expansive green spaces of The Meadows and Bruntsfield Links, which provide tennis courts, children's play areas, and a pitch and putt course. Holyrood Park, Arthur's Seat, and the Salisbury Crags are also within easy reach for further outdoor leisure. The city centre is easily walkable, and the area is well connected by regular bus services along Marchmont Road and Melville Drive.





Our Services

-  Free pre-sale property valuations
-  Great value fixed estate agency fees
-  Extensive buyer matching database
-  Purchase and sale conveyancing

Contact Us

0345 646 0208

sales@mov8realestate.com

www.mov8.com

Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors



These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor are they to scale. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any prospective purchaser should not rely on them as statements or representations of fact, and any prospective purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of them. The Seller shall not be bound to accept the highest or any offer nor to accept a full offer of the Fixed Price where this is applicable. Approximate measurements have been taken by sonic device and measurements are most often taken to the widest point of any room or space. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Offers should be made using the Combined Standard Clauses.