

SIMPSON & MARWICK



23 3F1 Melville Terrace, Marchmont, Edinburgh, EH9 1LR



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EPC: C (74)

Council Tax - E

Elegant 3-bedroom flat in desirable Marchmont location, perfect for City Centre living.



- Third-floor flat
- Three bedrooms
- Spacious sitting room
- Period features
- Open-plan kitchen/diner
- Double-glazed windows
- Gas central heating
- Real wood presumed flooring
- South-facing communal garden
- Permit parking

This beautiful top-floor flat in the heart of bustling Marchmont offers a well-presented living space with real wood flooring throughout. The entrance hallway, illuminated by a skylight, includes a convenient cloak and storage cupboard.

The spacious sitting room, adorned with period cornicing, boasts a feature fireplace, bright bay window, and Edinburgh press cupboard, ideal for relaxed family gatherings. Additionally, the property includes a versatile box room, currently used for storage, with potential as a home office. An inviting open-plan kitchen/diner features an integrated gas hob, oven, and extractor hood, complemented by partially tiled finishes.

The flat offers three bedrooms, including two generous doubles, both featuring Edinburgh press cupboards and potential for reinstating original fireplaces, plus a cozy single. The main bathroom is well-equipped with a three-piece suite and over-bath shower.

Double-glazed sash & case windows and gas central heating provide comfort and efficiency. Outside, enjoy a sunny and well maintained communal south-facing garden and the convenience of permit parking. The property is in excellent condition, ready for immediate occupancy.

Location

Marchmont, known for its vibrant community and picturesque streets, offers an ideal mix of city convenience and charming local character. Close to the scenic Meadows, this area provides excellent amenities including local shops, cafes, and schools, with easy access to the City Centre and Edinburgh's cultural attractions.

Fixtures and Fittings

All light fittings will be included in the sale of this property. Please note that some items may be available through separate negotiation.

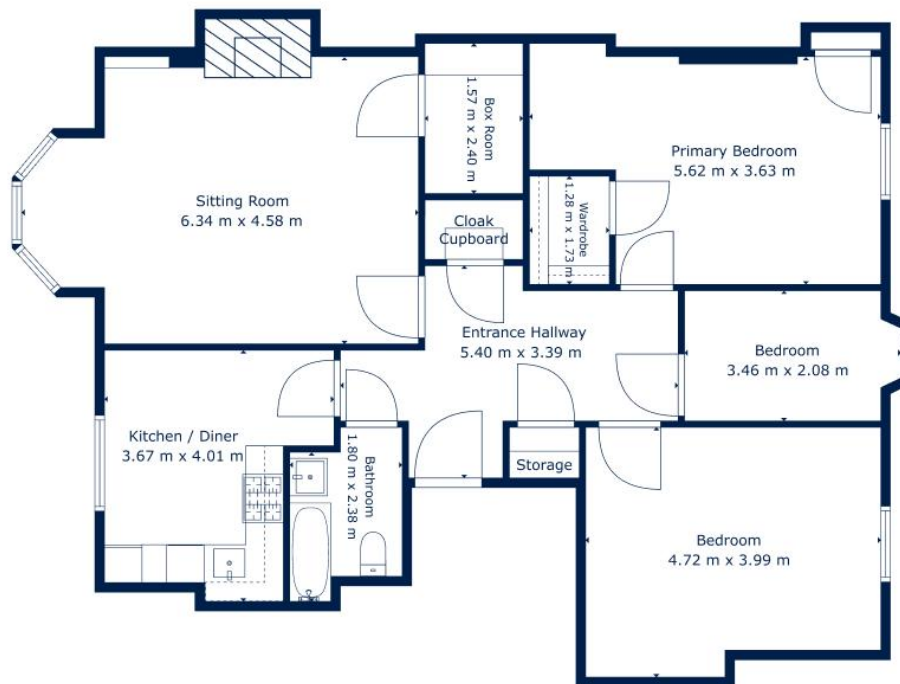
Viewing Details

By appointment contact Simpson & Marwick



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For identification purposes only.
Not to scale.

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Marchmont, Edinburgh, EH9 1LR

Approx. Gross Internal Area:
1151.74 Sq Ft (107 Sq M)

Simpson and Marwick

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		