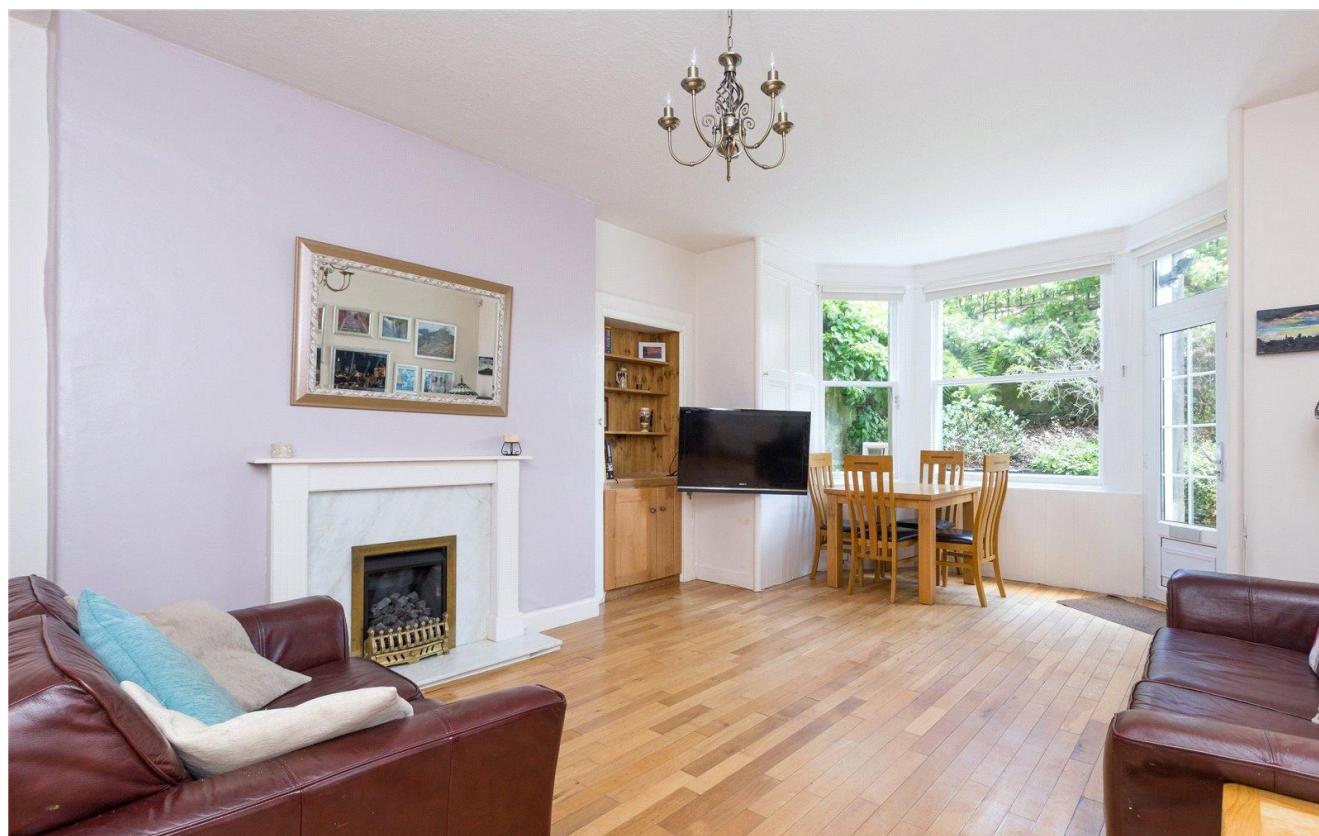




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**1b Marchmont Street, Marchmont,
Edinburgh, EH9 1EJ**

1b Marchmont Street is a stunning and extremely unique 2 bedroom with box room flat situated in the highly desirable area of Marchmont. The flat, which is accessed by private staircase from the pavement, has a private patio area to the front and a further area of private garden to the rear.

The beautifully presented accommodation comprises - living room/dining room with living flame gas fire, bespoke built in shelving, bay window and door to the front patio; kitchen open to the living room featuring a range of base and wall mounted units, breakfast bar, gas hob, oven, extractor fan, fridge/freezer and dishwasher; hall with utility cupboard with plumbing for a washing machine, further large storage cupboard; double bedroom 1 to the front with shutters and fitted wardrobes; double bedroom 2 to the rear with double glazed French doors leading to the garden to the rear; box room/study has a large storage area just off; the contemporary tiled bathroom with bath and shower over, WC, wash hand basin and chrome heated towel rail complete the accommodation.

The property has 2 areas of private garden space. the entrance steps lead down to the front patio area which has raised planted beds and enjoys the morning sunshine. To the rear of the property, accessible via a pathway from the second double bedroom, is a private area of garden which offers a patio, fruit trees and raised flower bed.

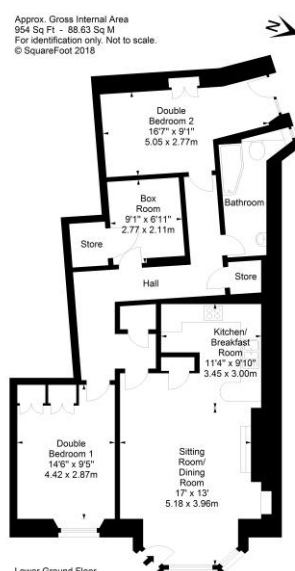
Location

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 carpets, blinds, light fittings, integrated appliances, fridge/freezer and dishwasher are included in the sale price.

Viewing Details By appointment contact Simpson & Marwick



EPC: C (69)

Council Tax - D

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& MARWICK**