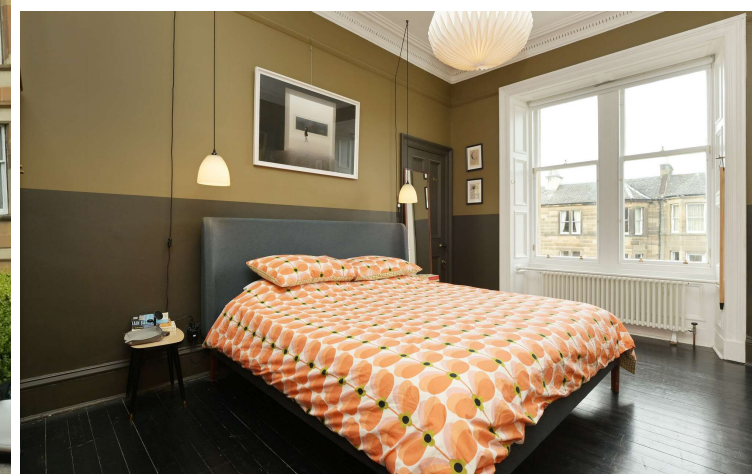




Location

This third floor 2 bedroom flat boasting some original features is situated within the desirable and vibrant Marchmont area of South Edinburgh. Popular with families, professional and students alike.

This highly sought after area is surrounded by excellent local amenities including specialist shops, bars, cafes, a pharmacy, hairdressers and doctors surgery. The bustling streets of Bruntsfield, Tollcross, Morningside and Newington are also close by and provide an even wider array of independent shops and restaurants and cultural venues.

The property is situated close to the green and open spaces of the Meadows and Bruntsfield Links, and is within walking distance of Edinburgh City Centre. Just around the corner is the iconic Victorian Leisure Centre at Warrender and there is an abundance of other recreational facilities such cinemas, theatres, putting and tennis courts.

There are a number of renowned schools in the area, in both the public and private sector, with the property falling within the catchment for James Gillespie's school. Napier and Edinburgh Universities are also both within walking distance.

Price and Viewing

For current price and viewing details, please visit espc.com or www.allingham.co.uk or telephone Allingham & Co on 0131 447 9341.





Accommodation

Architect Designed Refurbishment

Large entrance hallway with storage cupboards

Living room with bay window and original working real fireplace

Dining room with built in shelving/storage and window seat

Modern kitchen with built in AEG appliances - hob & oven, extractor fan, fridge freezer and dishwasher: these items are believed to be in good working order though their condition is not warranted

2 bedrooms (2nd bedroom has a working real fireplace)

Study

Bathroom with shower over bath, WC and wash basin

Extras

Well maintained shared garden/drying green

Refurbished sash windows to the front, double glazed wooden sashes to the rear

Gas central heating

Home Report

Please visit: www.allingham.co.uk or www.espc.com



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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of any contract. Interested parties should instruct their agents to note interest with us.

Solicitors submitting offers are requested to use the current edition of the Scottish Standard Clauses (SSC). Please note that the Seller may give preference to offers submitted using the SSC. Successful offers received not using the SSC may be responded to by the deletion of the non standard clauses and replacement with SSC

