



9 Marchall Crescent
Newington, EH16 5HL

Deans 
Solicitors & Estate Agents LLP



MAIN DOOR DOUBLE UPPER VILLA

- Living Room
- Dining Kitchen
- Four Bedrooms
- Two Shower Rooms
- Gas Central Heating & Double Glazing
- Private Rear Garden
- Residents On-Street Permit Parking
- EPC Rating - D



An excellent opportunity has arisen to purchase this generously proportioned Victorian main door double upper villa, situated within a prestigious street in the sought-after area of Newington. The accommodation, which requires some cosmetic upgrading, has the potential to create a wonderful family home. A variety of amenities can be found close by, including Cameron Toll Shopping Centre, while Holyrood Park and Prestonfield Golf Club are within walking distance. The property is also ideally positioned within the highly regarded James Gillespie's High School catchment area, making it particularly appealing to families. The City Centre is within easy reach by way of a good public transport service. The accommodation comprises: entrance vestibule leading into the ground floor hallway with good storage; a wrought iron balustrade staircase leads to the first-floor landing, which comprises a bay-windowed living room featuring original ornate cornice work, well-laid-out dining kitchen, two good-sized bedrooms and shower room. A further staircase leads to the top-floor landing with feature skylight, two further double bedrooms and shower room. Externally, there is a private enclosed garden to the rear of the property, with residents' permit on-street parking available to the front. Further benefits include gas central heating and double glazing. Included in the sale are all fitted floor coverings, oven, hob, extractor hood, washing machine and dishwasher. All items included in the sale are sold as seen, with no warranty provided.

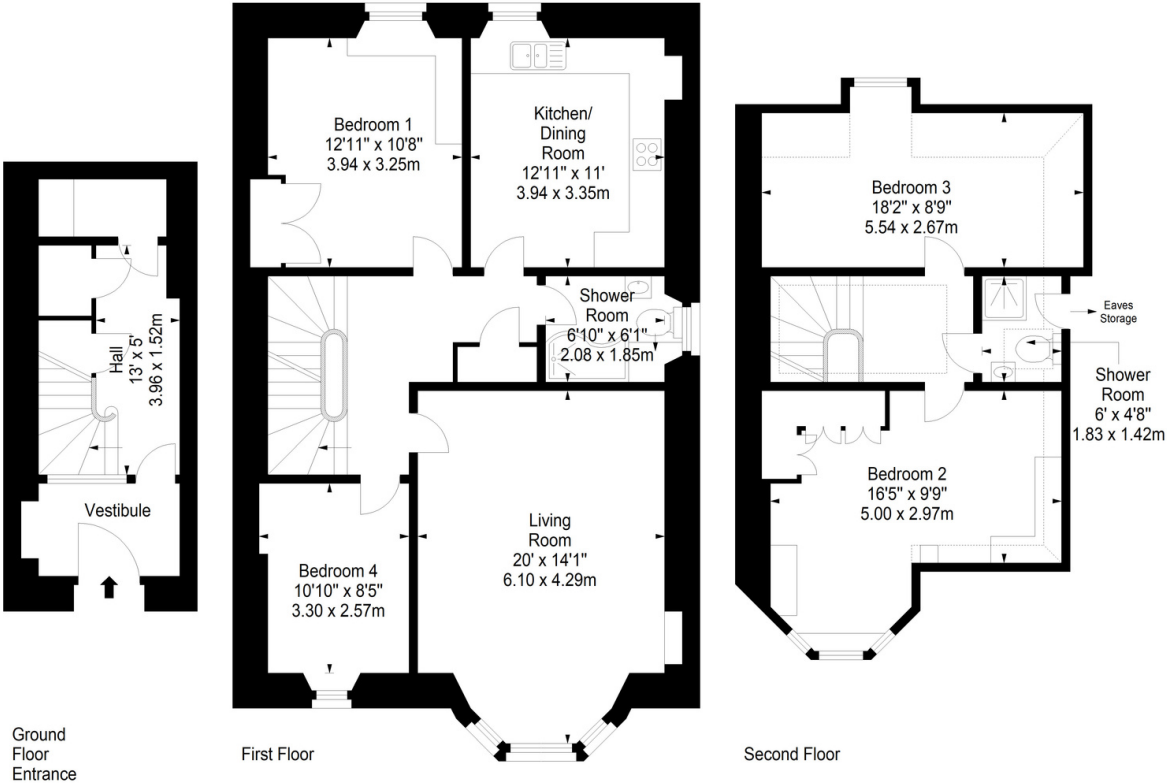




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Approx. Gross Internal Area
1522 Sq Ft - 141.39 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Ground
Floor
Entrance

First Floor

Second Floor



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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