



COULTERS[©]

2A SYLVAN PLACE

MARCHMONT, EDINBURGH, EH9 1LH

 1 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

A rarely available opportunity to acquire a B-listed lower ground floor flat within a designated Conservation Area, occupying an enviable Marchmont setting and requiring complete renovation throughout. Offering excellent potential to create a stylish and highly individual home, the property currently provides a flexible layout extending to approximately 702 sq ft, with a private main-door entrance and the considerable advantage of a private cellar and small courtyard to the front.

KEY FEATURES



Spacious one bedroom lower ground flat.



Requiring complete renovation.



Private cellar and small courtyard.



Permit parking available.



On the doorstep of The Meadows.



University of Edinburgh close by.



EPC Rating - F



Council Tax Band - C





The accommodation comprises a generous sitting room, double bedroom with large storage cupboard, kitchen and bathroom, with the proportions and layout offering an excellent starting point for a comprehensive refurbishment. This is very much a project property, requiring significant upgrading and modernisation, but presents an exciting opportunity for a purchaser to create a home entirely to their own specification.

It is important to note that although there is a door from the rear to the outside, NO rear garden ground belongs to this property.

Please also be aware that there is no central heating and the electricity is operated by a pre-payment metre.



THE LOCAL AREA

Marchmont is a leafy residential area south of Edinburgh's City Centre. Moments from The Meadows, the property enjoys access to peaceful walks and far-reaching cycling routes as well as coffee shops and independent boutiques. Discover excellent recreational amenities at the newly-refurbished Warrender Swim Centre with its heritage Victorian pool and state-of-the-art fitness gym or at one of the numerous yoga studios. Practice your swing on The Links - home to the world's first club house. For everyday shopping, the area is spoilt for choice with a deli, local fishmonger and greengrocer nearby. It is an ideal location for the University of Edinburgh and Edinburgh College of Art, both within walking distance.

While the City Centre is easily accessible on foot or via cycle path, regular bus services take less than twenty minutes.

EXTRAS

The property is sold as seen.

HOME REPORT VALUATION: £225,000



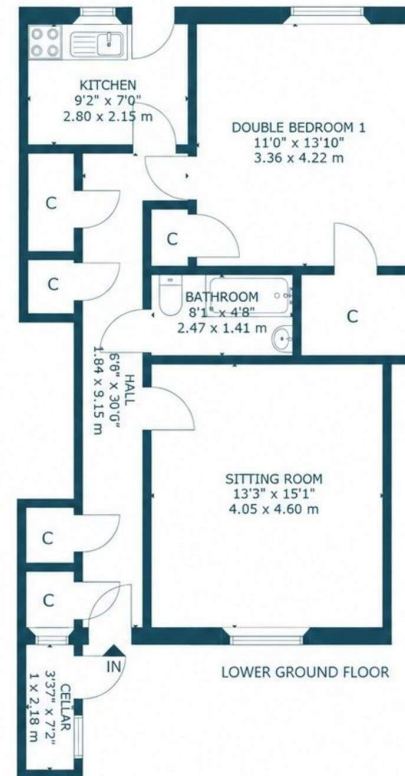
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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 702 SQ FT / 65 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.