



BF1, 1A Sylvan Place
Marchmont, EH9 1LH

deans 
Solicitors & Estate Agents LLP



BASEMENT FLAT

- Sitting Room
- Kitchen with Box Room off
- Bedroom with Shower Enclosure
- WC Apartment
- Private Patio
- On-Street Permit & Pay Meter Parking
- EPC Rating - D



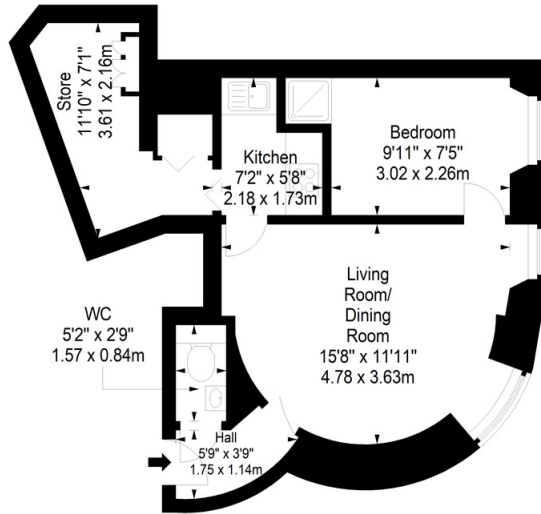
A stone's throw from The Meadows and forming part of a Georgian tenement is this charming main door basement studio flat in the sought after location of Marchmont. The property is close to a variety of amenities, easy reach of Edinburgh University, Arthur's Seat and a short distance to the City Centre. There is an excellent public transport service which passes close by and travels to many parts of the City. The accommodation would make an ideal first purchase and comprises; entrance hall with WC apartment off, lovely sitting room with two windows providing good natural light and provides access to the bedroom with shower enclosure and internal modern kitchen with useful box room off. There is a small private patio to the front along with on-street permit and pay meter parking. Further benefits include electric storage heating. Included in the sale are the fitted carpets and floor coverings, blinds, oven, hob, hood, washing machine, dishwasher and light shades. All appliances included in the sale are sold as seen with no warranty provided.



**Sylvan Place,
Edinburgh,
Midlothian, EH9 1LH**



Approx. Gross Internal Area
416 Sq Ft - 38.65 Sq M
For identification only. Not to scale.
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Lower Ground 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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