



Thorntons 
The right way to move

2/8 Marchmont Crescent

Marchmont, Edinburgh
EH9 1HN





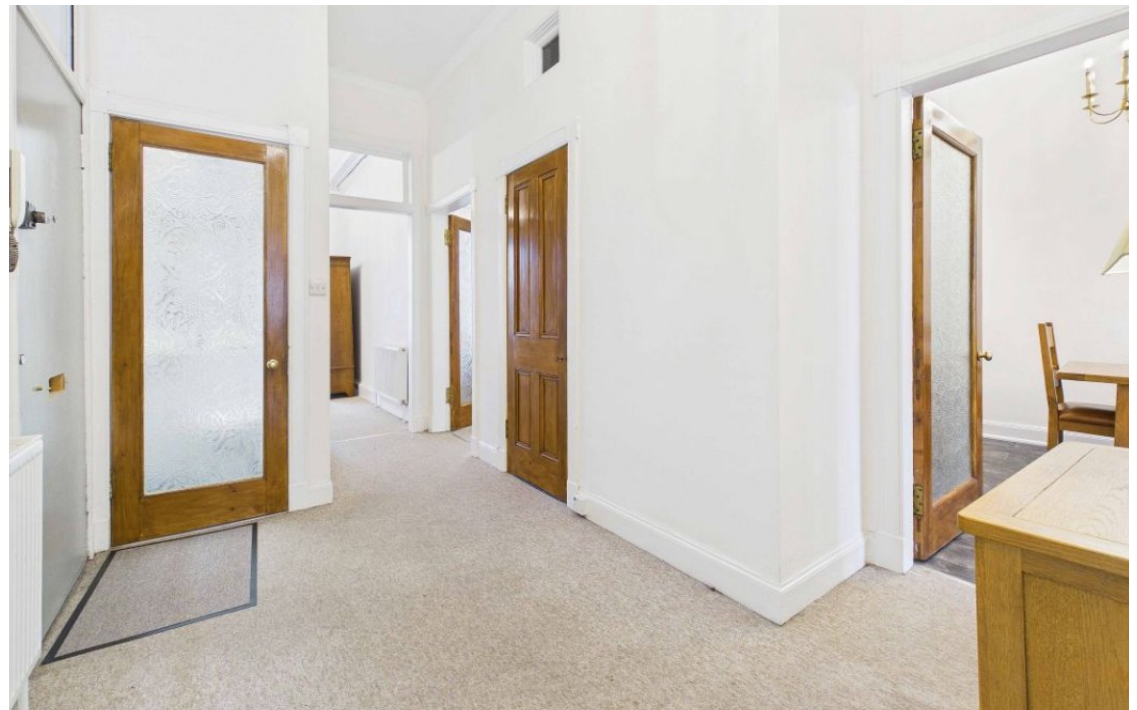
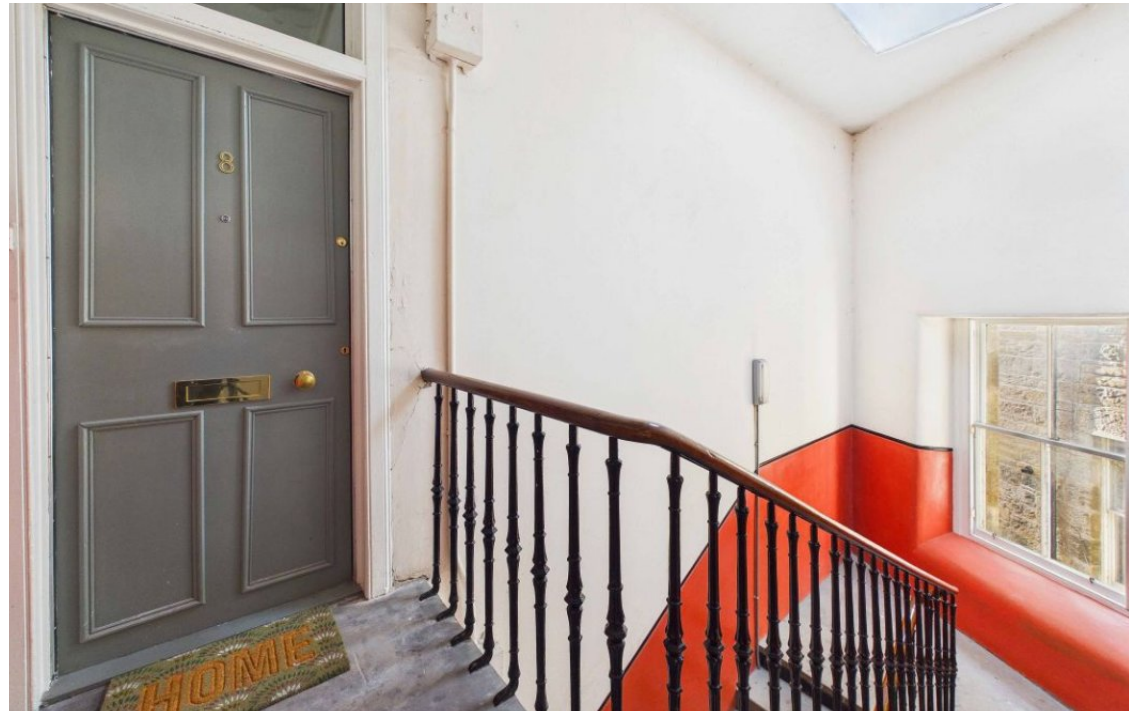
Property Summary

Set beside the Meadows in ever-popular Marchmont, this bright top floor Victorian flat enjoys an open leafy outlook with glimpses of Edinburgh Castle, Salisbury Crags and Arthur's Seat. Presented in good order, it offers generous proportions, excellent natural light and retained period features throughout.

Accessed via a shared stair, the front door opens into a broad central hall, with built-in storage, leading to an elegant living room with fine period character, high ceilings and a striking fireplace. Twin windows allow for lots of natural light with leafy views, whilst a box room is accessed from here, ideal for a home office. Across the hall, the spacious dining kitchen is fitted with modern units and offers ample room for a large table and chairs, plus a deep pantry cupboard. There are two comfortable double bedrooms and a modern shower room. The flat further benefits from double glazing, gas central heating, permit on-street parking and access to a beautifully maintained communal garden. Extras: All fitted floor and window coverings and light fittings are included.

Features

- Traditional top-floor Marchmont flat by the Meadows
- Open leafy outlook with glimpses of Edinburgh Castle and Salisbury Crags
- Shared stair and broad central reception hall
- Elegant living room with period detail and fireplace
- Spacious dining kitchen with modern fitted and pantry
- Two double bedrooms, one with a period fireplace
- Versatile box room, ideal for home working
- Stylish, contemporary shower room
- Landscaped and beautifully maintained communal garden
- Permit on-street parking
- Gas central heating and double glazing

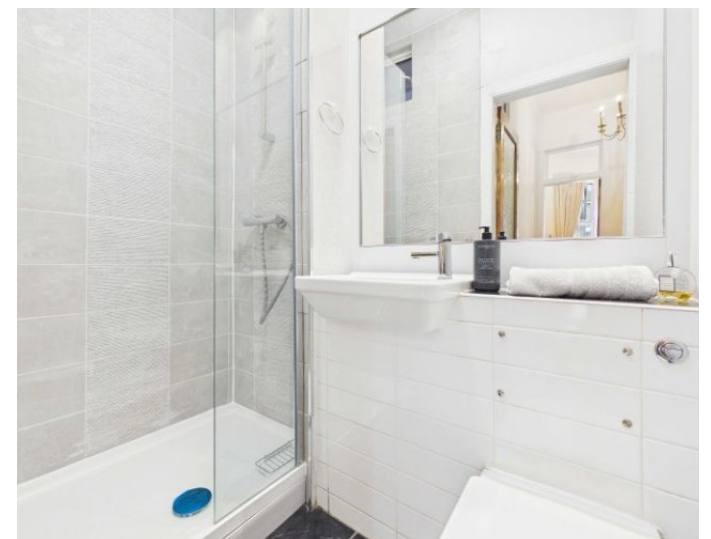
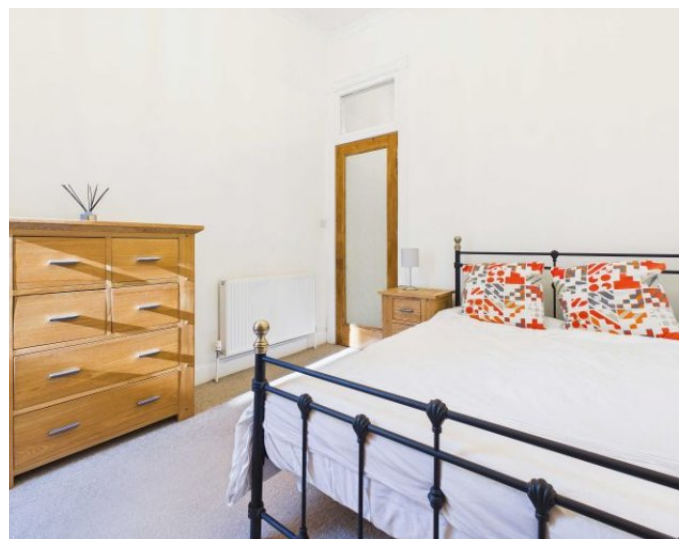


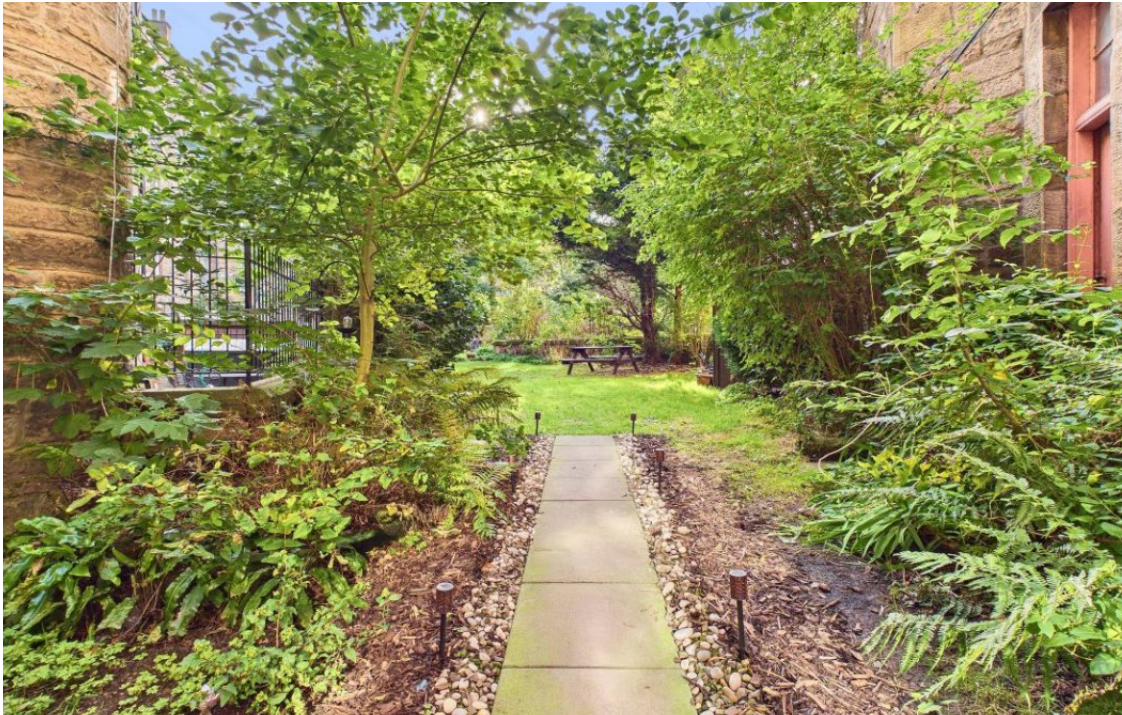






 [Click here to take a virtual tour](#)





Marchmont, Edinburgh

Renowned as a vibrant and sought-after suburb, Marchmont offers a variety of lovely period properties, leafy areas and outstanding retailers.

Situated opposite the Meadows and Bruntsfield Links, this area is within easy walking distance of Edinburgh's historic Old Town, the New Town, Waverley Station, and the city's best universities.

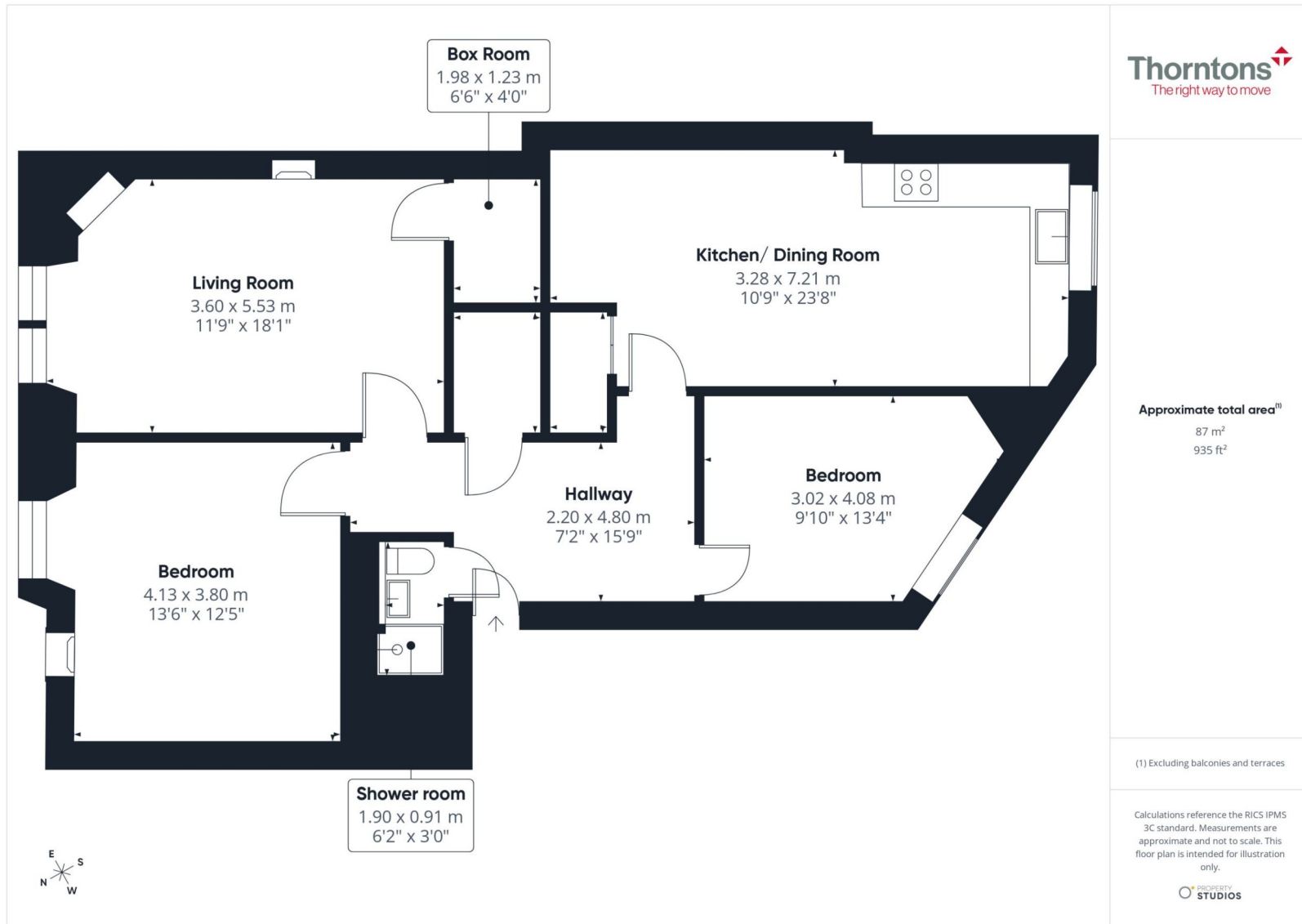
A wide variety of cafés, restaurants, coffee houses, bistros, independent shops, galleries, boutiques, a luxury cinema, theatres, and various supermarkets can all be found on your doorstep and in neighbouring Morningside and Bruntsfield.

Indoor fitness and leisure facilities can be found nearby at the Royal Commonwealth Pool, including swimming pools, a high-spec gym, fitness classes, and a soft play, whilst Warrender Swim Centre (currently undergoing refurbishment) is within strolling distance. If outdoor exercise is more appealing to you, the area offers tranquil parks and large green spaces for outdoor activities and picnics.

Outstanding state schooling is on offer at primary and secondary level and the area is very well served by frequent public transport services, superb cycle paths and picturesque, leafy walkways.



Floorplan



While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.



Thorntons

The right way to move

Our Branches

ANSTRUTHER

5A Shore Street
Anstruther, KY10 3EA
01333 310481
anstrutherea@thorntons-law.co.uk

BONNYRIGG

3-7 High Street
Bonnyrigg, EH19 2DA
0131 663 7135
bonnyriggea@thorntons-law.co.uk

DUNDEE

James Thomson House, 8 Riverside
Road, Dundee, DD1 4BJ
01382 200099
dundeeea@thorntons-law.co.uk

PERTH

7 Whitefriars Crescent
Perth, PH2 0PA
01738 443456
perthea@thorntons-law.co.uk

FORFAR

53 East High Street
Forfar, DD8 2EL
01307 466886
forfarea@thorntons-law.co.uk

ARBROATH

Brothockbank House,
Arbroath, DD11 1NE
01241 876633
arbroathea@thorntons-law.co.uk

CUPAR

49 Bonnygate
Cupar, KY15 4BY
01334 656564
cupareaa@thorntons-law.co.uk

EDINBURGH

Citypoint, 3rd Floor, 65 Haymarket
Terrace, Edinburgh, EH12 5HD
0131 297 5980
edineaa@thorntons-law.co.uk

ST ANDREWS

17-21 Bell Street
St Andrews, KY16 9UR
01334 474200
standrewsea@thorntons-law.co.uk

INVERNESS/HIGHLANDS

Kintail House, Beechwood Park, 2 Sir
Walter Scott Drive, Inverness, IV2 3BW
01463 575643
geneaa@thorntons-law.co.uk



@ThorntonsPropertyServices



@thorntonsproperty



@ThorntonsPS

Thorntons is a trading name of Thorntons Law LLP
Regulated by The Law Society of Scotland