



4 Marchmont Road
Marchmont, EH9 1HZ

deans 
Solicitors & Estate Agents LLP



MAIN DOOR FLAT

- Sitting Room
- Dining Kitchen
- Two Bedrooms
- Bathroom
- Gas Central Heating & Partial Double Glazing
- Private Front Garden
- Shared Rear Garden
- On-Street Permit & Pay Meter Parking
- EPC -Rating - D



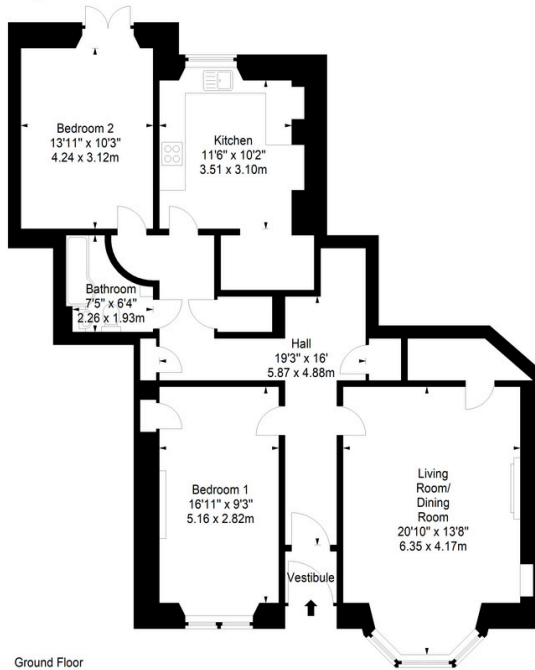
Forming part of a handsome 'B' Listed tenement and a stone's throw from the open spaces of The Meadows, this generously-proportioned main door flat is situated within the highly desirable location of Marchmont. The property retains many fine period features including ornate cornice work, working shutters and traditional fireplaces. An abundance of amenities can be found a short walk from the property with the City Centre being easily accessible. A regular public transport service passes close by travelling to many parts of the City. The accommodation which requires some modernisation would make an ideal purchase for the young professionals and comprises; entrance vestibule, impressive bay windowed sitting room with feature fireplace and large walk-in cupboard off, spacious fitted kitchen with dining recess, two well-proportioned double bedrooms/one with French doors to shared rear garden and modern bathroom with shower. The property enjoys the advantage of both private front and rear outdoor space and direct access to the shared rear garden. Further benefits include on-street permit & pay meter parking, gas central heating and partial double glazing. Included in the sale are all fitted floor coverings, oven, hob, hood and built in fridge. All appliances included in the sale are sold as seen with no warranty provided.



Marchmont Road,
Edinburgh,
Midlothian, EH9 1HZ



Approx. Gross Internal Area
1089 Sq Ft - 101.17 Sq M
For identification only. Not to scale.
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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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