NEILSONS

Solicitors & Estate Agents



Offers Over

£365,000

119 3F2 Marchmont Road

Marchmont | Edinburgh | EH9 1HA

A most appealing top floor flat, forming part of an attractive period terrace end enjoying a superb location in the capital's desirable Marchmont area.

- 3 bedrooms
- 1 public room
- 1 bathroom
- On-street permit parking
- Shared garden
- EPC rating – C
- Council tax band - E



Description

A much-loved home for many years, the property is brimming with character and offers superb potential to create an individually designed home, in a central high amenity location, close to Edinburgh's iconic Meadows.

The accommodation is accessed via a communal stair and briefly comprises; welcoming hallway with skylight and excellent built-in storage, generously proportioned reception room with west facing bay window, ornate cornice work and focal fireplace, integral kitchen with skylight which is located off the lounge and is well equipped with a variety of base and wall mounted units, coordinated worktops and splash tiling. To the rear of the property, you have the spacious principal bedroom with large walk-in storage recess and there are two further good-sized double bedrooms. And finally, the family bathroom with skylight, three-piece white suite, mains shower and splash tiling.





Extras

All floor coverings, light fittings, curtain poles, fixtures and any integrated appliances.

Gardens and Parking

There is a vibrant beautifully maintained shared garden located to the rear of the building, which is well stocked with a variety of shrubs, plants and trees. On-street permit parking is available on Marchmont Road and some of the neighbouring streets.

Viewing

By appointment through Neilsons (0131 625 2222).









Location

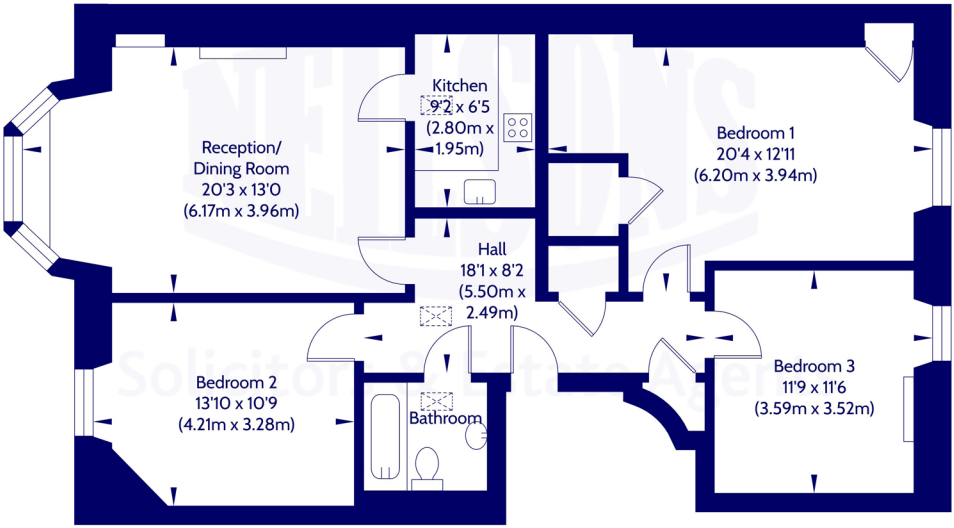
The property forms part of the desirable Marchmont district of the city, lying to the south of the city centre and within easy reach of neighbouring Morningside, Bruntsfield and Newington. Excellent local amenities are on hand including a variety of specialised shops, cafes, bistros, bars and restaurants. The property is also near the University of Edinburgh. For leisure and recreational facilities, the property is within walking distance of the delightful open spaces and sports facilities available on The Meadows and Bruntsfield Links with several golf courses on the south side of the city. Cinemas and theatres are also nearby together with Warrender Swim Centre with pool, gym and sauna. Regular bus services are available in the area and lead to the city centre and beyond.





Approx. Gross Internal Floor Area 93 Sq M / 1001 Sq Ft.

3rd Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.

Scan the QR code or click here for the virtual 360 tour, floor plan and further information.

NEILSONS

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For helpful, friendly, personal advice, get in touch.

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