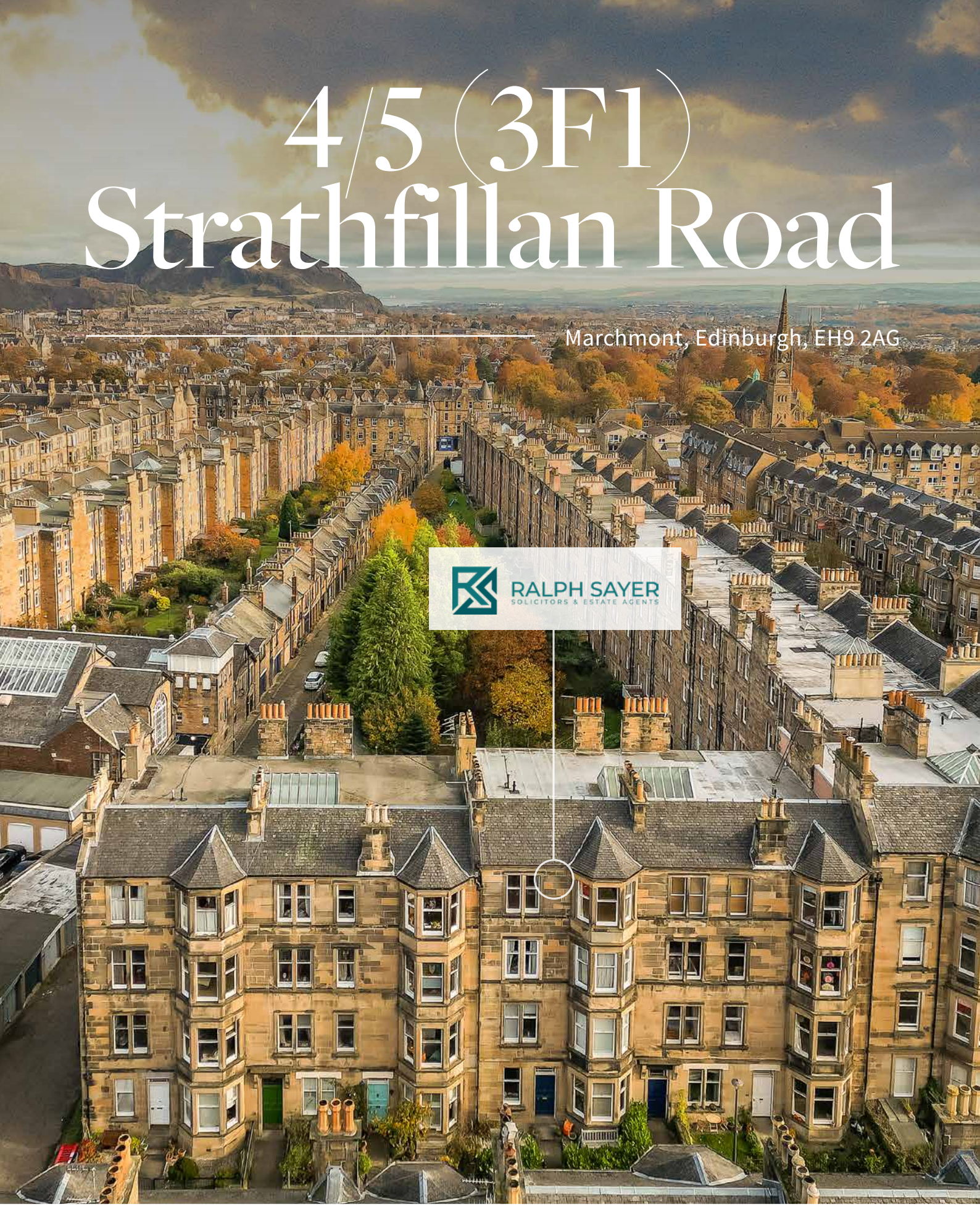
4/5 (3F1) Strathfillan Road

Marchmont, Edinburgh, EH9 2AG

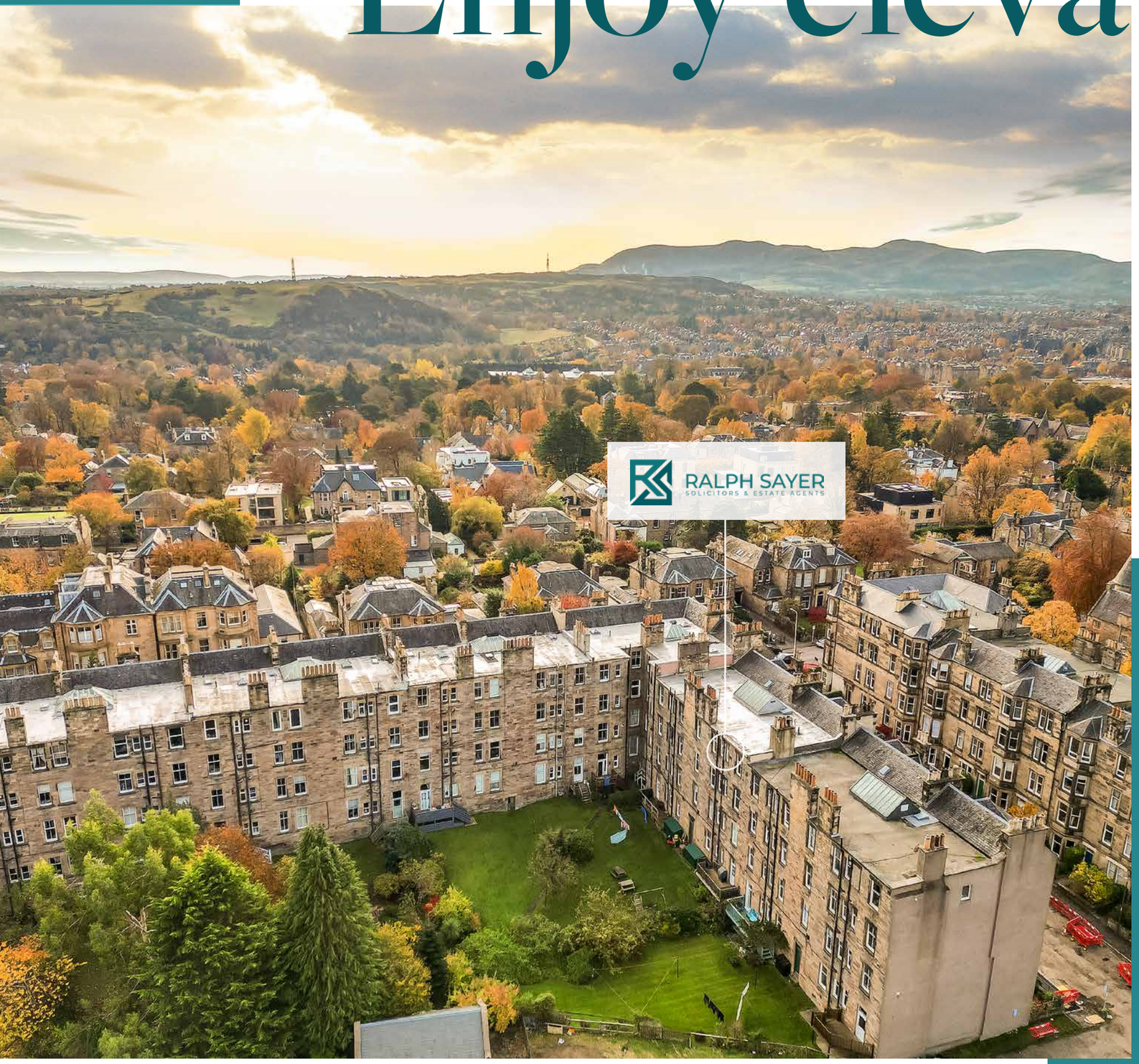


RALPH SAYER
SOLICITORS & ESTATE AGENTS

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Enjoy elevated views

over Edinburgh's iconic skyline



This three-bedroom city flat is set on the third/top floor of a beautiful Victorian tenement building. It has the charm of traditional architecture and period details, as well as a blank canvas of décor throughout for a move-in ready condition. The home features a spacious living area, a well-appointed kitchen/dining room, and a three-piece bathroom. With three bedrooms and a box room, it also promises flexible space to meet a range of lifestyles. A lovely shared garden and controlled permit parking add to its appeal.

Positioned on a no-through road, this city flat has a highly desirable location too. It is within walking distance of a wide range of amenities, popular bars, cafes, and restaurants, including those at fashionable Morningside and the city centre. It is also in the catchment for the well-regarded James Gillespie's Primary and Secondary Schools, and is just a short stroll from beloved green spaces (like The Meadows and Blackford Hill). Again, it is an ideal setting for families and professionals alike.

General Features

- Third/top-floor flat presented in move-in condition
- Set within a beautiful Victorian tenement building
- Forms part of the Marchmont conservation area
- Neutral décor, wooden floors, and period details

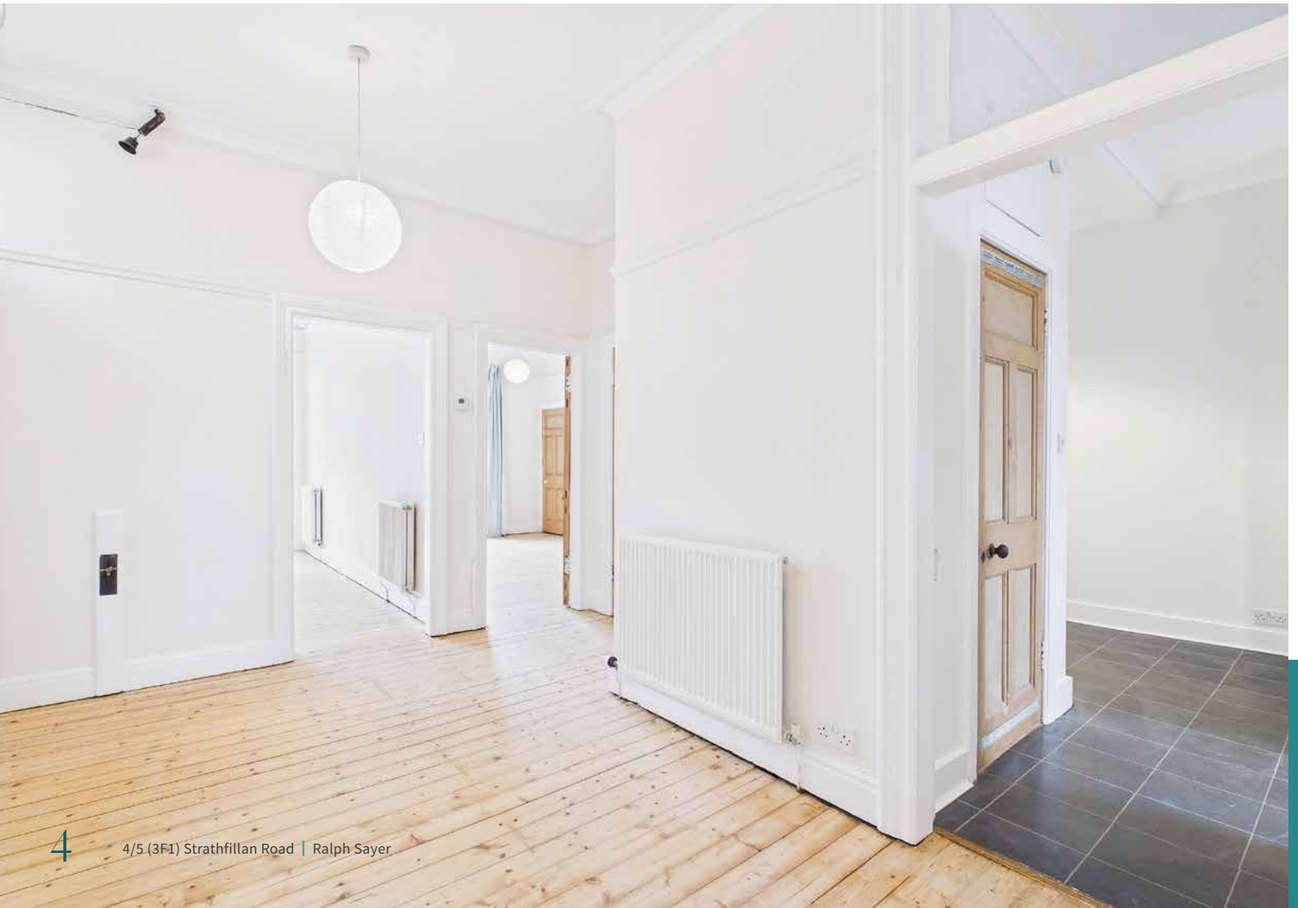
Accommodation Features

- Broad entrance hall with a built-in store cupboard
- 256 sq. ft. living room with working open fireplace
- Kitchen/dining room with pantry and utility room
- Three bedrooms all with original feature fireplaces
- Box room/study/walk-in wardrobe for creative use
- Three-piece bathroom with an overhead shower
- Gas central heating and double-glazed sash windows

Exterior Features

- Large communal garden that is carefully maintained
- Part of a controlled permit parking area (Zone S1)





Welcome to a move-in ready flat

with original details



The flat is reached via a shared stairwell. Stepping inside, a broad hall sets an inviting tone. Crisp white walls establish the theme of décor throughout, while wooden floorboards complement the five-panel internal doors. A built-in cupboard provides a handy space for coats and shoes.







Elegant living space

period features stand out against a neutral backdrop

Covering over 256 square feet, the living room has plenty of floorspace for professionals and families. It easily accommodates comfortable sofas and a table, alongside other furnishings too.

Period features bring added character to the room, complementing the neutral aesthetic and timber floorboards. A bay window captures lots of natural light, as the picture rail and ornate cornice work draw attention to the high ceiling.

A working open fireplace

creates a warm focal point as well, set beside a built-in unit for display items and treasured photos.

A practical

kitchen/dining room







Providing generous cabinet storage and workspace, the kitchen features wood-toned units at base and wall level alongside stone-effect worktops. It also has a dedicated dining nook for relaxed family meals and lively dinner parties with friends, ensuring a practical and sociable setting. Additionally, it has the convenience of a pantry cupboard and a utility room with plumbing for a washer and dishwasher.

"for sociable evenings with friends and family"





Versatile bedrooms







The three bedrooms all continue the white décor and wooden floorboards, ensuring each room is easy to personalise and maintain. All three have an original feature fireplace as well, bringing period flair to each room.

Three bedrooms and a box room provide the space for different lifestyles



The principle bedroom

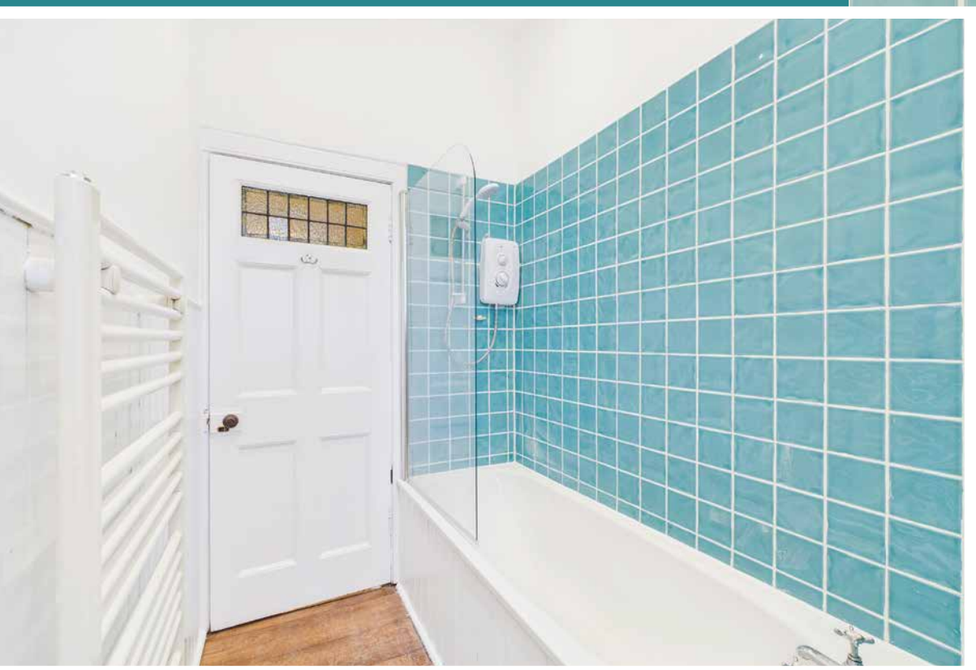
can accommodate a double bed

The remaining bedrooms

The second bedroom is a double, whereas the third bedroom is a versatile space that can accommodate a single or double bed. Accessible from the principal bedroom or the hall, there is also a box room/study which can be used creatively to meet your needs. It is the ideal size for a walk-in wardrobe, office, or as a kid's playroom.







The bathroom

The accommodation is finished by a three-piece bathroom, presented in white and with aqua-toned tiling around the bath. It also includes an overhead shower, a towel radiator, a toilet, and a pedestal washbasin set below a mirrored unit.

Gas central heating ensures year-round comfort, with double-glazed sash and case windows for light-filled interiors.

Garden & parking

A large communal garden that brings neighbours together





Outside, homeowners have access to a large communal garden that is laid to lawn and carefully maintained. Families will appreciate the shared play equipment and drying facilities, while picnic benches help bring neighbours together for outdoor dining in the summer. Mature plants add to the charm and vibrancy of the space as well. Residents also have access to controlled permit parking (Zone S1), an essential feature in the capital.

Extras: all fitted floor and window coverings, light fittings, a gas cooker, a dishwasher, and a washing machine to be included in the sale.

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Property Name

4/5 (3F1) Strathfillan Road

Location

Marchmont, Edinburgh, EH9 2AG

Approximate total area

112.5 sq. metres (1211.0 sq. feet)

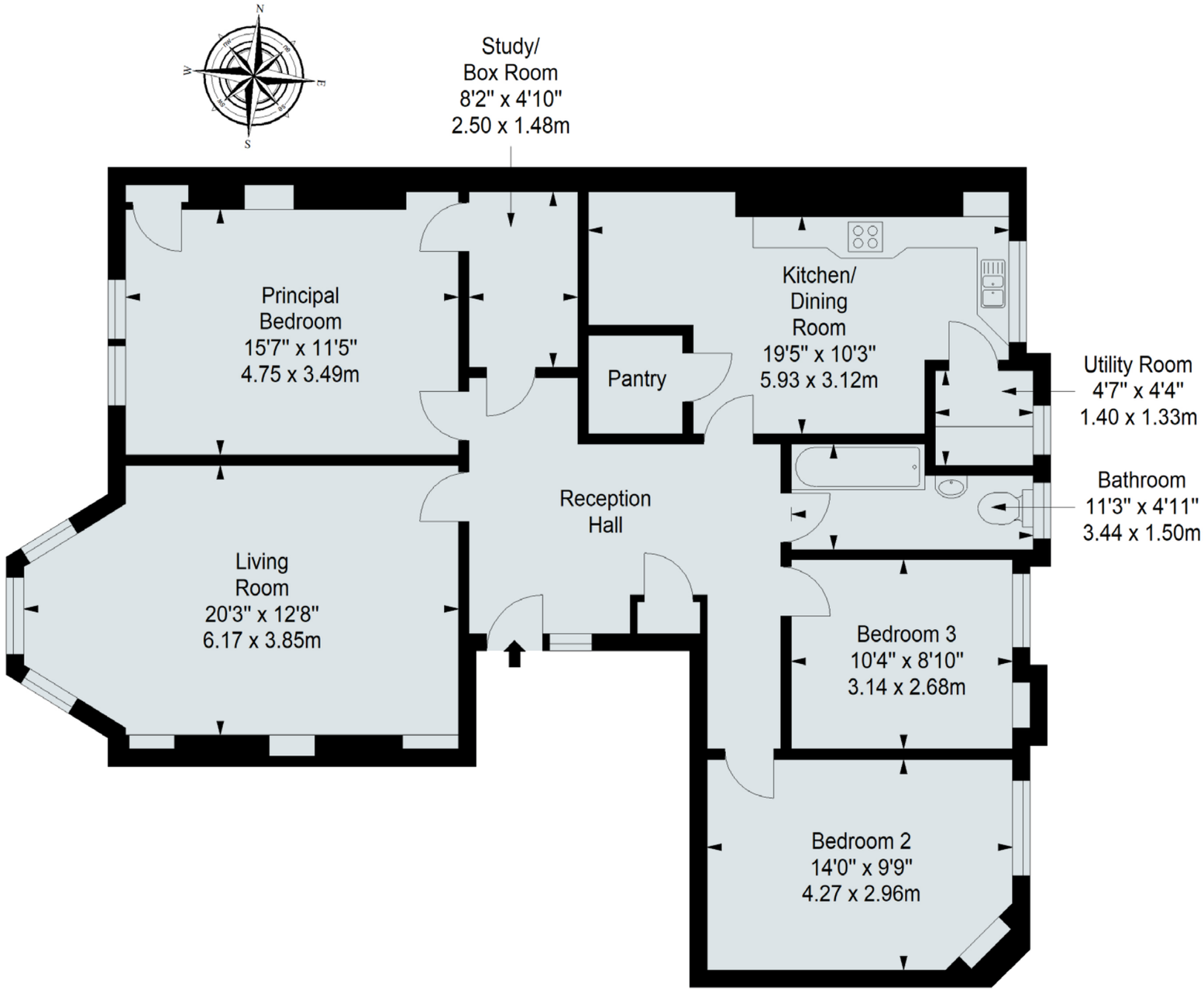
The floorplan is for illustrative purposes.
All sizes are approximate.

Top Floor

EPC Rating - C

Council Tax Band - E

Home Report Value - £460,000



Edinburgh

Marchmont



Renowned as a 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.



Let us help you find your next

dream property!

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Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form 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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.