GILSONGRAY

LAW • PROPERTY • FINANCE



119/2 MARCHMONT ROAD

Marchmont, Edinburgh, EH9 1HA

1	2	1
Public Room	Bedroom	Bathroom

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Combining the charm of traditional Edinburgh architecture with the convenience of a sought-after city neighbourhood, this first-floor period flat enjoys an enviable Marchmont address, close to independent shops, cafés and everyday amenities. Bright, well-presented interiors, elegant period detailing and a flexible three-room bedroom layout make it an appealing choice for first-time buyers, professionals, couples or those seeking a characterful home with space to work from home.

Secure phone entry and a shared stairwell lead to a welcoming central hallway with useful storage. The spacious bay windowed living room is a standout feature, with ornate cornicing, a traditional fireplace and abundant natural light creating an inviting setting for relaxing or entertaining. The large dining kitchen, fitted with modern appliances, offers ample room for cooking, dining and catching up with friends.

Two well-proportioned double bedrooms provide comfortable retreats, while the additional box room lends itself to a home office, dressing room or occasional guest space. A modern bathroom with a shower-over-bath completes the accommodation.

















FEATURES

- First-floor period flat in Marchmont
- Part of a handsome traditional building
- Secure phone entry and shared stairwell
- Bright, well-presented interiors
- Welcoming central hallway with storage
- Bay-windowed living room with ornate cornicing and fireplace
- Large dining kitchen with modern appliances
- Two double bedrooms
- Flexible box room/study
- Modern bathroom with shower-over-bath
- Lawned communal garden grounds
- Permit parking



CLICK HERE

TO TAKE A VIRTUAL TOUR OF THE PROPERTY





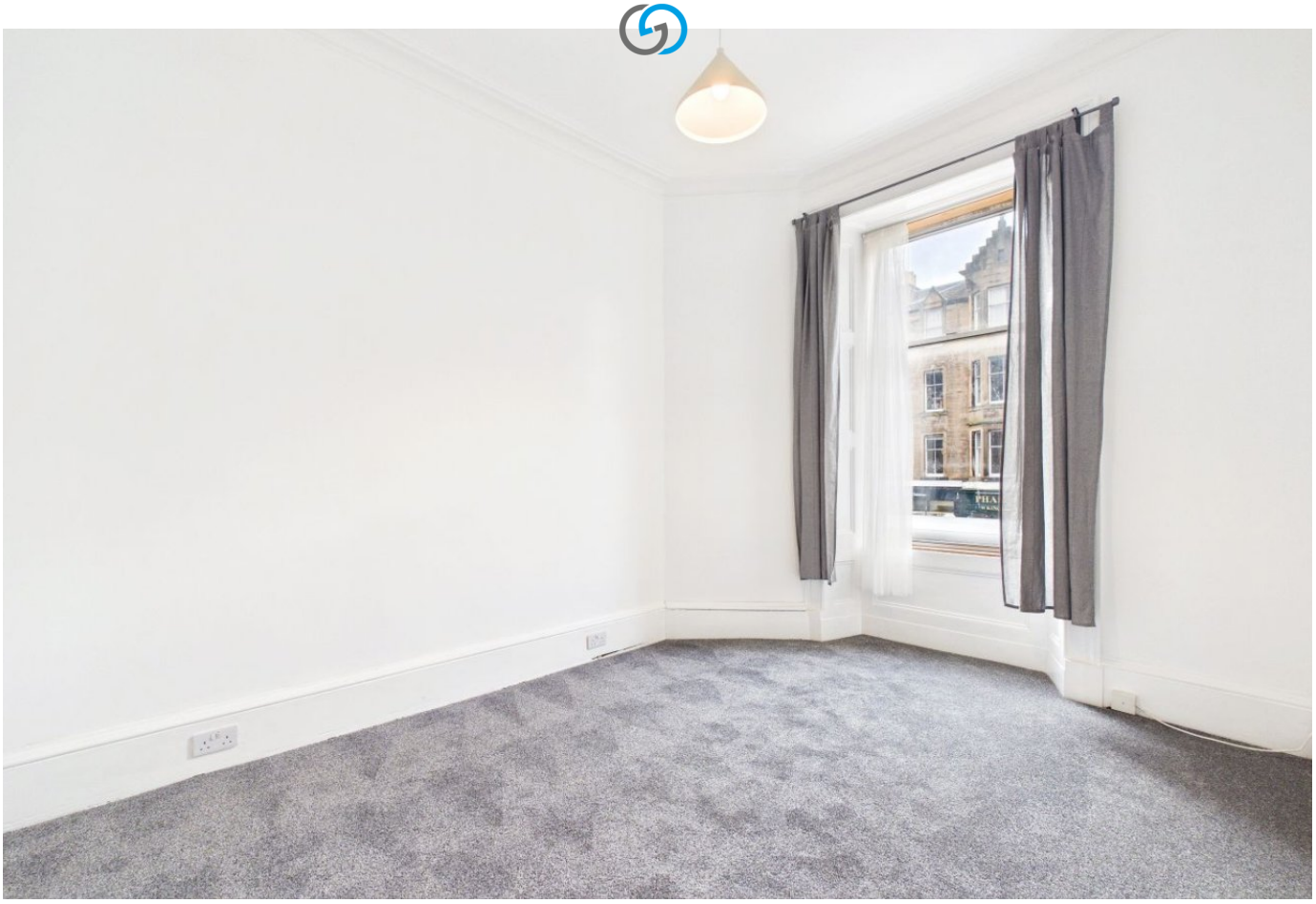














Lawned communal garden grounds offer a welcome outdoor escape, while permit parking adds everyday convenience. With its blend of period character, practical living space and desirable Marchmont setting, this flat offers an appealing opportunity to enjoy established neighbourhood living with Edinburgh's wider amenities within easy reach.

Extras: all fitted floor coverings, light fittings and integrated appliances are included in the sale.







"A spacious bay-windowed living room with ornate cornicing and a fireplace is the standout reception space."







MARCHMONT

Just one mile south of the city centre, Marchmont is renowned as a vibrant and sought-after suburb with a wealth of desirable period properties and green spaces – all within walking distance of the historic Old Town and the buzzing university quarter. Marchmont, along with bustling Bruntsfield and Morningside, has a rich array of local amenities right on its doorstep.

The thriving café culture is fuelled by various independent cafés, coffee houses, artisan bakeries, and bistros, which are nestled among diverse independent shops, galleries, and boutiques. The neighbourhood also hosts a Tesco Metro, a Waitrose, and an M&S Simply Food store.

For sport and leisure activities, Marchmont is spoiled for choice with various gyms and studios, while The Meadows boasts facilities for various sport and fitness activities. One of the capital's most cherished public parks, The Meadows also provides a green walking and cycling route to the city centre, the University of Edinburgh, and the Old Town.

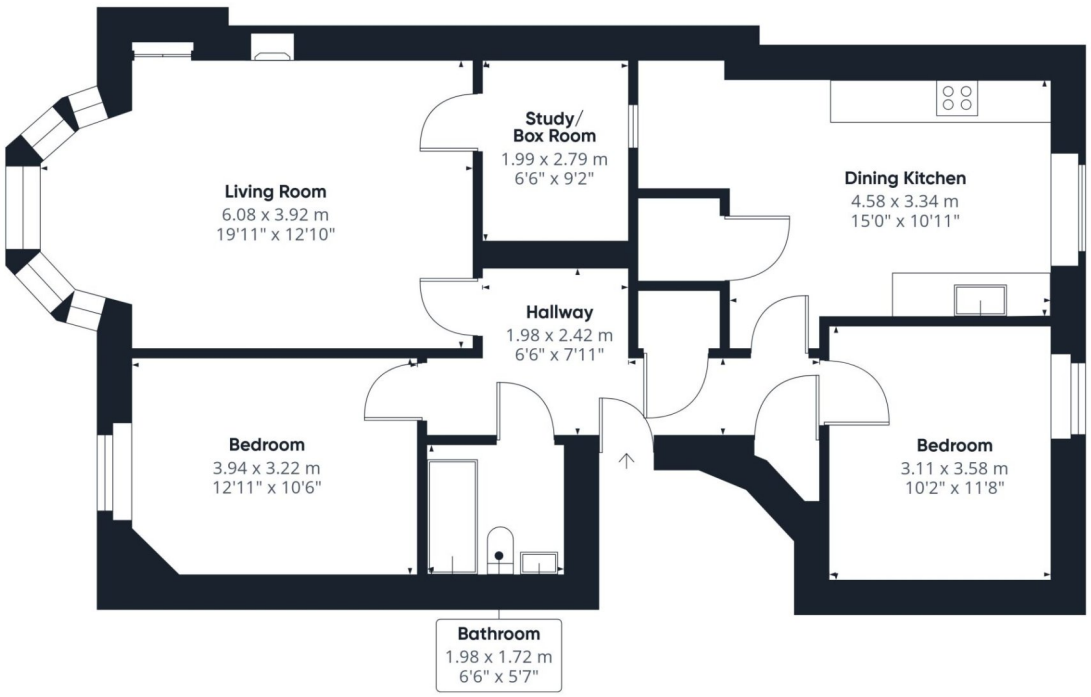
Marchmont is within the catchment area for highly regarded James Gillespie's Primary and High Schools and is convenient for a choice of independent schools from nursery to senior level. While Marchmont is ideal for exploring the city on foot or by bike, the area is also served by excellent public transport links and easy access to Edinburgh City Bypass, the motorway network, and the Queensferry Crossing.

VIEWING BY APPOINTMENT ONLY
WITH GILSON GRAY ON 0131 516 5366

EPC RATING
C

COUNCIL TAX BAND
E

FLOORPLAN



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Approximate total area(1)
86 m²
926 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

PROPERTY STUDIOS

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