

COULTERS ©

45 (2F1) MARCHMONT ROAD

MARCHMONT, EDINBURGH, EH9 1HU

3 BED | 1 BATH | 2 PUBLIC





COULTERS ©

TAKE A LOOK INSIDE

Beautifully presented and generously proportioned, this elegant second-floor flat forms part of a B Listed traditional tenement building in sought-after Marchmont. Bursting with period character, the property has been thoughtfully upgraded to create stylish, comfortable interiors while retaining the charm and character of its original features.

Offering three double bedrooms and an attractive, very recently refurbished kitchen/dining room (November 2025), it makes a lovely home in one of Edinburgh's most established residential areas.

KEY FEATURES

- Beautifully presented, spacious second floor tenement flat.
- Three spacious double bedrooms, plus boxroom.
- Shared rear garden.
- Residents' on street permit holder parking.
- Located in sought after Marchmont, a short stroll from the Meadows.
- An array of independant retailers nearby.
- EPC Rating - C
- Council Tax Band - E







The property is entered through a welcoming hallway, where stripped and varnished floorboards showcase the natural warmth of the wood. The impressive sitting room is a particularly appealing space, enjoying a west-facing aspect and a large bay window overlooking Marchmont Road. A marble fireplace with tiled insert provides an attractive focal point, complemented by decorative cornicing, a ceiling rose and timber panelling framing the windows. An open-shelved press and wooden flooring complete the room.

The recently refurbished kitchen/dining room is fitted with a range of wall and base-mounted cabinetry, incorporating an electric induction hob, oven, dishwasher and washing machine, together with space for a freestanding fridge/freezer. A dedicated dining recess provides space for a table and chairs, while a pantry cupboard offers useful additional storage. A traditional ceiling-mounted pulley is also fitted.







MORE INFORMATION

There are three bright double bedrooms, two positioned to the front of the property and a further bedroom to the rear.

Accessed from the hallway is a boxroom, plus two good-sized storage cupboards, while the bathroom completes the accommodation and is fitted with a bath with shower over, WC and wash hand basin.

Externally, there is a shared garden to the rear of the building. Residents' permit-holder parking is available on the surrounding streets.

EXTRAS

All light fittings, fitted flooring, the fridge/freezer and integrated appliances are included in the sale price.








I RUN A TIGHT SHIPWREC


COULTERS ©





COULTERS ©

THE LOCAL AREA

Marchmont is a leafy residential area south of Edinburgh's City Centre. Moments from The Meadows and Bruntsfield Links, the property enjoys access to peaceful walks and far-reaching cycling routes as well as coffee shops and independent boutiques.

Discover excellent recreational amenities at the Warrender Swim Centre with its heritage Victorian pool and state-of-the-art fitness gym or at one of the numerous yoga studios. Practice your swing on The Links - home to the world's first club house.

For everyday shopping, there is a conveniently located Sainsburys, along with a Margiotta, local fishmonger and greengrocer. It is an ideal location for the University of Edinburgh and Edinburgh College of Art, both within walking distance.

The property is in the catchment area for highly regarded schools: James Gillespie's Primary School, St Peter's RC Primary School, James Gillespie's High School and St Thomas of Aquin's RC High School. Further private school choices such as George Heriot's School and George Watson's College are also within walking distance.

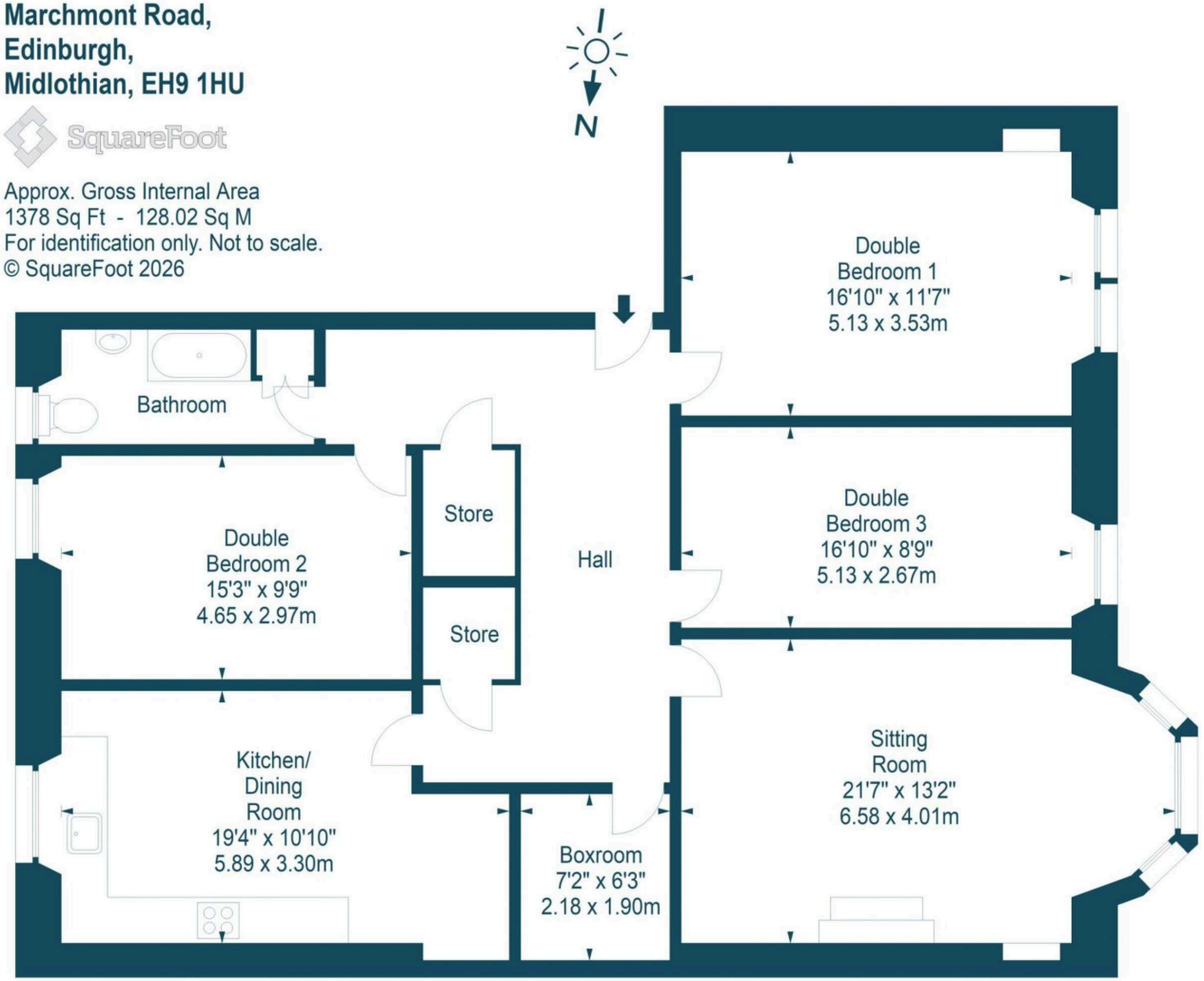
While the City Centre is easily accessible on foot, regular bus services take less than twenty minutes.

HOME REPORT VALUATION: £500,000

Marchmont Road,
Edinburgh,
Midlothian, EH9 1HU

SquareFoot

Approx. Gross Internal Area
1378 Sq Ft - 128.02 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Second Floor

GET IN TOUCH

www.coulterspropery.co.uk
0131 603 7333
enquiries@coulterspropery.co.uk

LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.