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# THE LOCATION

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Marchmont is an extremely popular location which is situated approximately a mile south of Edinburgh's city centre. It offers a wide variety of local amenities, convenience and speciality shops with services including hairdressers, doctors, dentists, and chemists.

There are also pubs, trendy cafes, fast food outlets, independent wine merchants and popular restaurants whose reputation extends beyond the area. The local fishmonger is a legend in the city.

Because of these facilities and location, Marchmont is a very sought after area for young professionals, students and families, there are excellent state primary and secondary schools in the area, as well as private schools.

The property is a short walk from the Meadows and Bruntsfield Links where you will find children's playgrounds, tennis courts, a short hole golf course and cricket pitches.

Excellent walks can be found on the nearby Blackford Hill, the Hermitage of Braid and Holyrood Park. The Warrender Swim Centre is a short walk away and the Meadows are perfect for jogging and other leisure activities.

There are three regular bus services running through Marchmont going to the city, Morningside shopping area and the Royal Infirmary. The City Bypass is nearby, and this connects to the motorway network for easy exit from the city in all directions.

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# 39(2F 1) MARCHMONT CRESCENT

An excellent opportunity has arisen to acquire this spacious two-bedroom second floor flat. The property would make an ideal city centre residence or profitable Buy-To-Let opportunity and is well located within the highly desirable Marchmont area of Edinburgh. Viewing of this property is highly recommended.

Internally this accommodation is in good order, while briefly comprising; entrance hallway with two storage cupboards, a bright and spacious sitting room which benefits from a bay window, period detailing and an Edinburgh press cupboard.

There is also a generous dining kitchen with an integrated electric hob and oven, good range of base and wall mounted units offering plenty of prep and storage space. Further space is provided for a range of free standing appliances.

There two ample double bedrooms which both boasts a range of period features and a neutral finish.

The bathroom enjoys natural light, partial tiling and a three piece suite with shower over bath.

This property also benefits from secure door entry system, large box room which can happily accommodate a home office, high ceilings, gas central heating, a communal rear garden which is accessed via the stairway and more than adequate on-street permit parking, with residents permits available at a small annual fee.

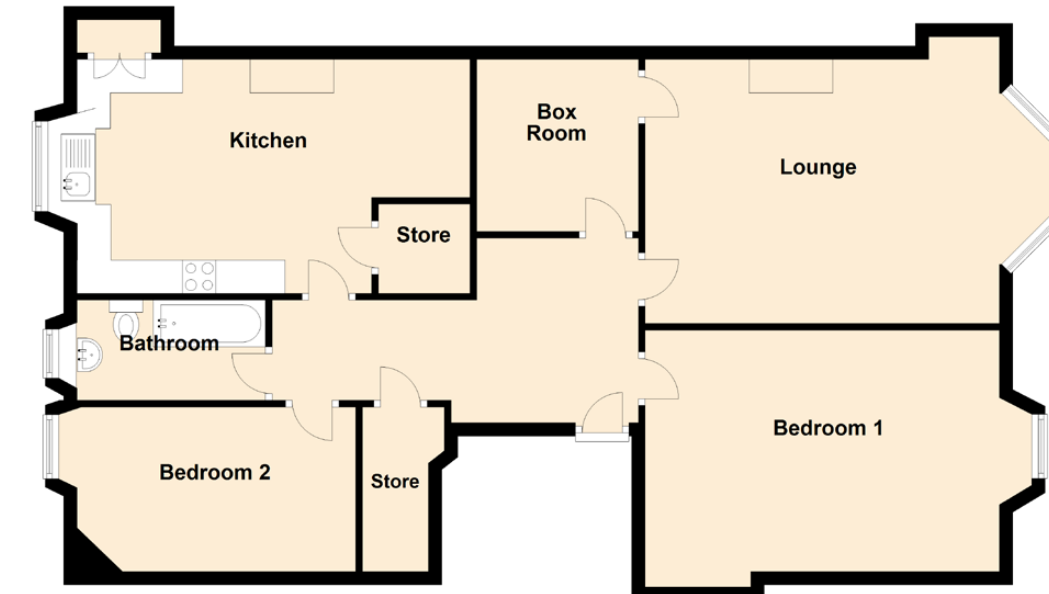
Finally, minor alterations to the property could see you totally transform it from a spacious two bedroom to an excellent three bedroom, allowing any Buy-To-Let investor to maximise on the monthly rental income. Relevant consent should be sought before such modifications were to be made.







# SPECIFICATIONS

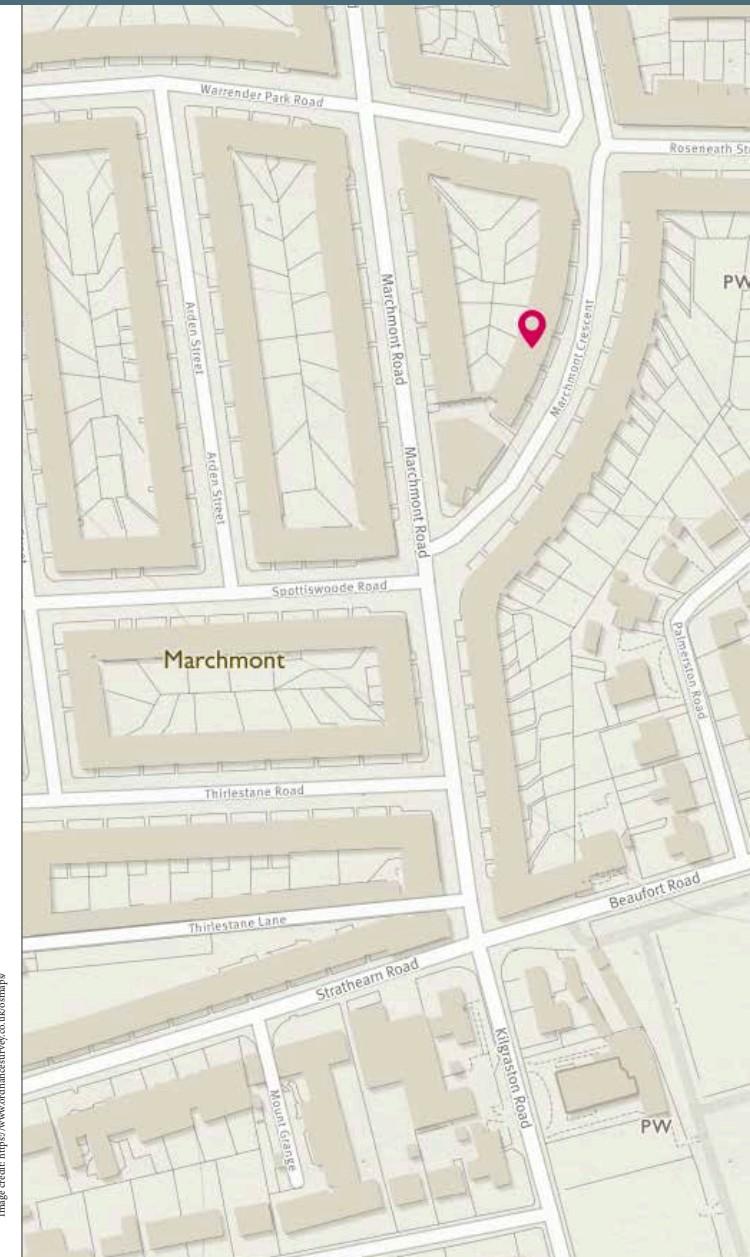


Approximate Dimensions (Taken from the widest point)

Lounge	6.69m (21'11") x 3.95m (13')
Kitchen	5.88m (19'3") x 3.50m (11'6")
Bedroom 1	5.34m (17'6") x 3.61m (11'10")
Bedroom 2	4.17m (13'8") x 2.46m (8'1")
Box Room	2.64m (8'8") x 2.42m (7'11")
Bathroom	2.82m (9'3") x 1.50m (4'11")

Gross internal floor area (m<sup>2</sup>): 111m<sup>2</sup> | EPC Rating: C

Image credit: <https://www.ordnancesurvey.co.uk/osmap/>







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