



MARCHMONT

edinburgh

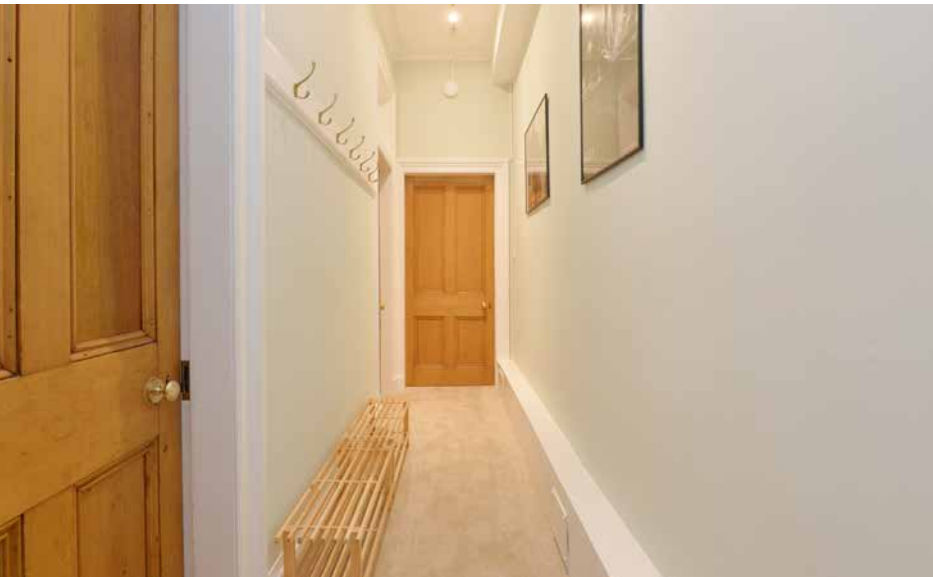
Marchmont is an extremely popular location which is situated approximately a mile south of Edinburgh's city centre. It offers a wide variety of local amenities, convenience and speciality shops with services including hairdressers, doctors, dentists, and chemists. There are also pubs, trendy cafes, fast food outlets, independent wine merchants and popular restaurants whose reputation extends beyond the area. The local fishmonger is a legend in the city. As a result of this, Marchmont is a very sought after area for young professionals, students and families.

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.



10 (1F2) MEADOW PLACE

McEwan Fraser Legal is delighted to present this superb three bedroom, two bathroom tenement flat which fronts directly onto the Meadows. Internally the property has been finished to an exacting standard internally and has a current HMO license. The position and proportions on offer are sure to appeal to a broad range of investors and owner-occupiers alike and internal viewing is highly recommended.

The accommodation is focused towards a lovely open plan kitchen reception. A large traditional sash window overlooking The Meadows floods the

room with natural light and there is plenty of space for a pair of sofas and table alongside further free-standing furniture and integrated storage. The kitchen is tucked into the traditional bed recess and includes a good range of contemporary base and wall mounted units arranged around a range cooker. There is plenty of prep and storage space alongside a free-standing dishwasher and fridge freezer. The property boasts three double bedrooms. The master is a beautiful bedroom with fantastic proportions and some stunning period features including a fireplace which provides a natural focal point. Alongside ample space for a

full suite of furniture, the master bedroom also enjoys integrated storage and access to a stunning en-suite bathroom which is fully tiled and includes dual fuel heating. The second and third bedrooms also enjoy plenty of period character and views directly over The Meadows. The accommodation is completed by a stylish tiled shower room off the main hallway.

For extra warmth and comfort, the property boasts gas central heating and also enjoys access to a communal drying area to the rear.



Approximate Dimensions
(Taken from the widest point)

Open Plan Living	7.13m (23'5") x 3.55m (11'8")
Bedroom 1	4.86m (15'11") x 3.71m (12'2")
Bedroom 2	3.48m (11'5") x 2.96m (9'9")
Bedroom 3	3.48m (11'5") x 2.14m (7')
En-suite	2.11m (6'11") x 1.93m (6'4")
Shower Room	1.90m (6'3") x 1.37m (4'6")

Gross internal floor area (m²): 77m²
EPC Rating: C



CITY PROPERTY



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