

# 32 Strathearn Road

MARCHMONT, EDINBURGH, EH9 2AB



*Excellent 3 bedroom ground-floor flat located in  
a highly sought after area of Marchmont*



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An excellent opportunity has arisen to acquire this fantastic three-bedroom ground-floor flat located in a highly sought after area on the edge of Marchmont and the cusp of The Grange.

# THE LOUNGE



Internally, this accommodation is in excellent decorative order, while briefly consisting of an entrance vestibule with a beautifully tiled floor, a large hallway with two shelved storage cupboards and an access hatch to the below-level cellar.

The spacious lounge/diner benefits from a gas fireplace, a large bay window and stylish custom-built shelving.



# THE KITCHEN



The fully-fitted kitchen has cleverly designed cupboards to maximise storage space and an integrated 4-gas hob, oven, extractor hood and microwave.







The two double bedrooms to the rear of the property are large in size while one offers a real fireplace and the other access to the rear garden. The double bedroom to the front of the property benefits from an Edinburgh press and can offer flexible use as a dining room or home office. The internal layout is complete with a partially-tiled two-piece shower room with a walk-in shower.

## DINING ROOM/BEDROOM





# BEDROOM 1





# BEDROOM 2





# THE SHOWER ROOM





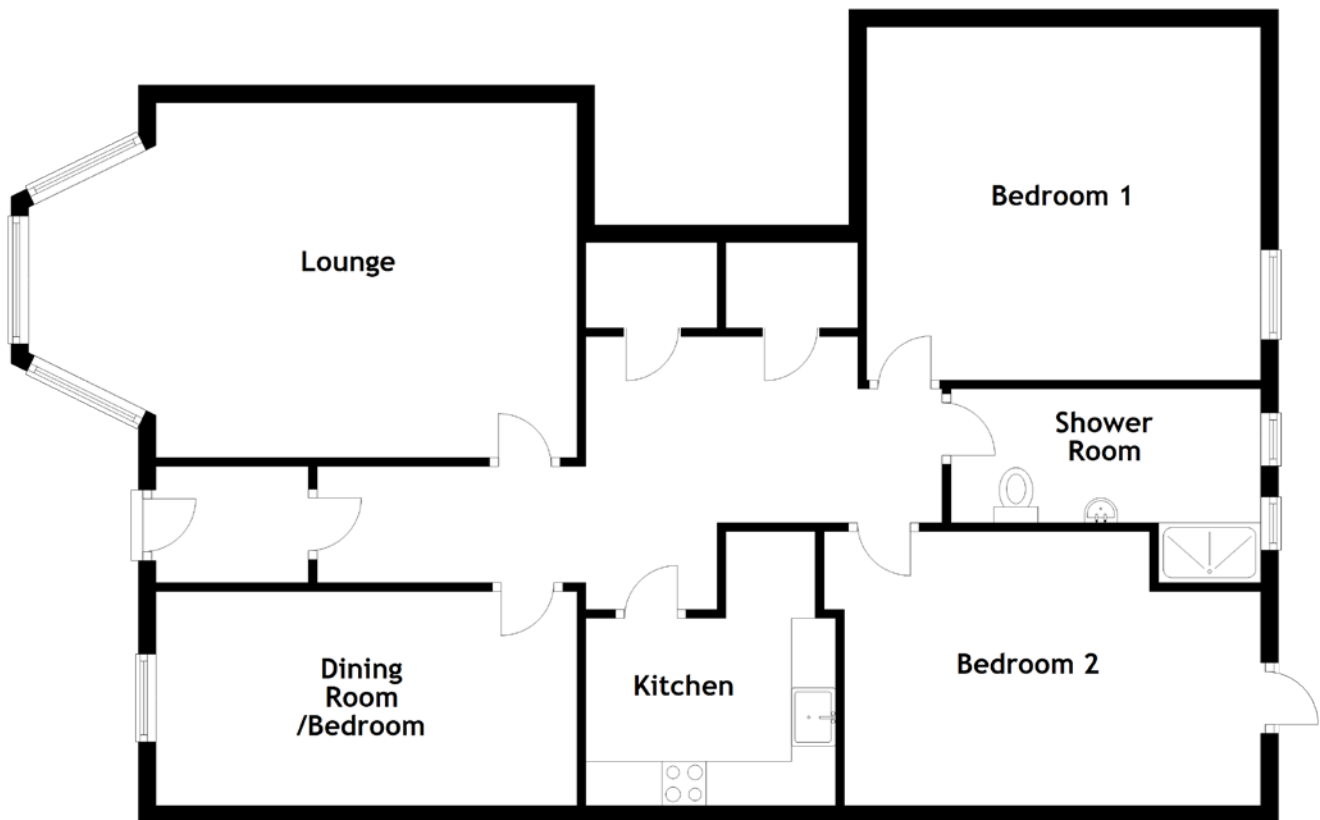
This property also benefits from; gas central heating, full double glazing, a private front garden, a shared rear garden and more than adequate on-street permit parking for residents.

# THE GARDEN





# FLOOR PLAN, DIMENSIONS & MAP

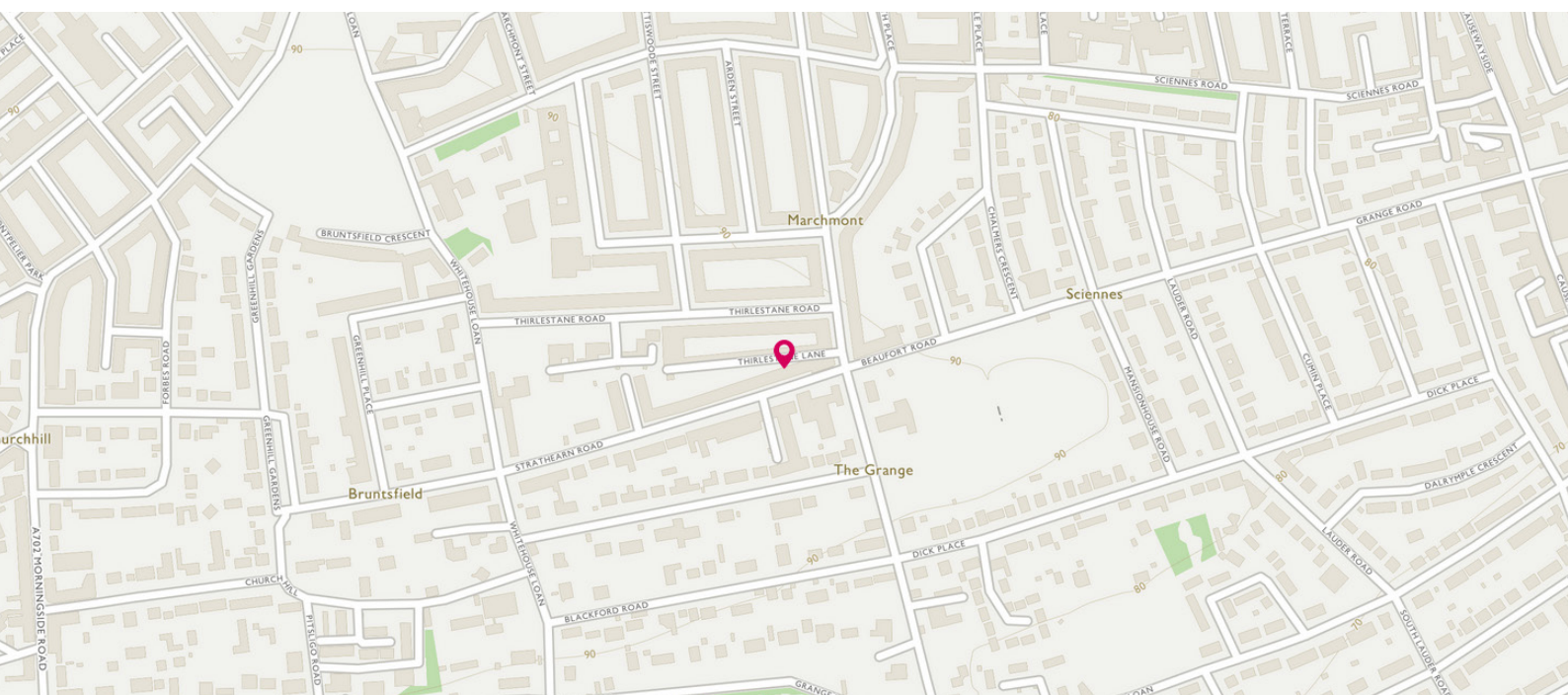


Approximate Dimensions  
(Taken from the widest point)

Lounge	6.23m (20'5") x 4.03m (13'3")
Kitchen	3.11m (10'2") x 2.84m (9'4")
Dining Room/Bedroom	4.78m (15'8") x 2.43m (8')

Bedroom 1	4.27m (14') x 4.01m (13'2")
Bedroom 2	4.73m (15'6") x 3.11m (10'2")
Shower Room	3.52m (11'7") x 2.20m (7'3")

Gross internal floor area (m<sup>2</sup>): 100m<sup>2</sup>  
EPC Rating: C





# THE LOCATION

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. 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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