

1/7 St. Margarets Place

MARCHMONT, EDINBURGH, EH9 1AY



Highly desirable two-bedroom first-floor flat, making for an ideal city centre residence or buy to let investment



0131 524 9797

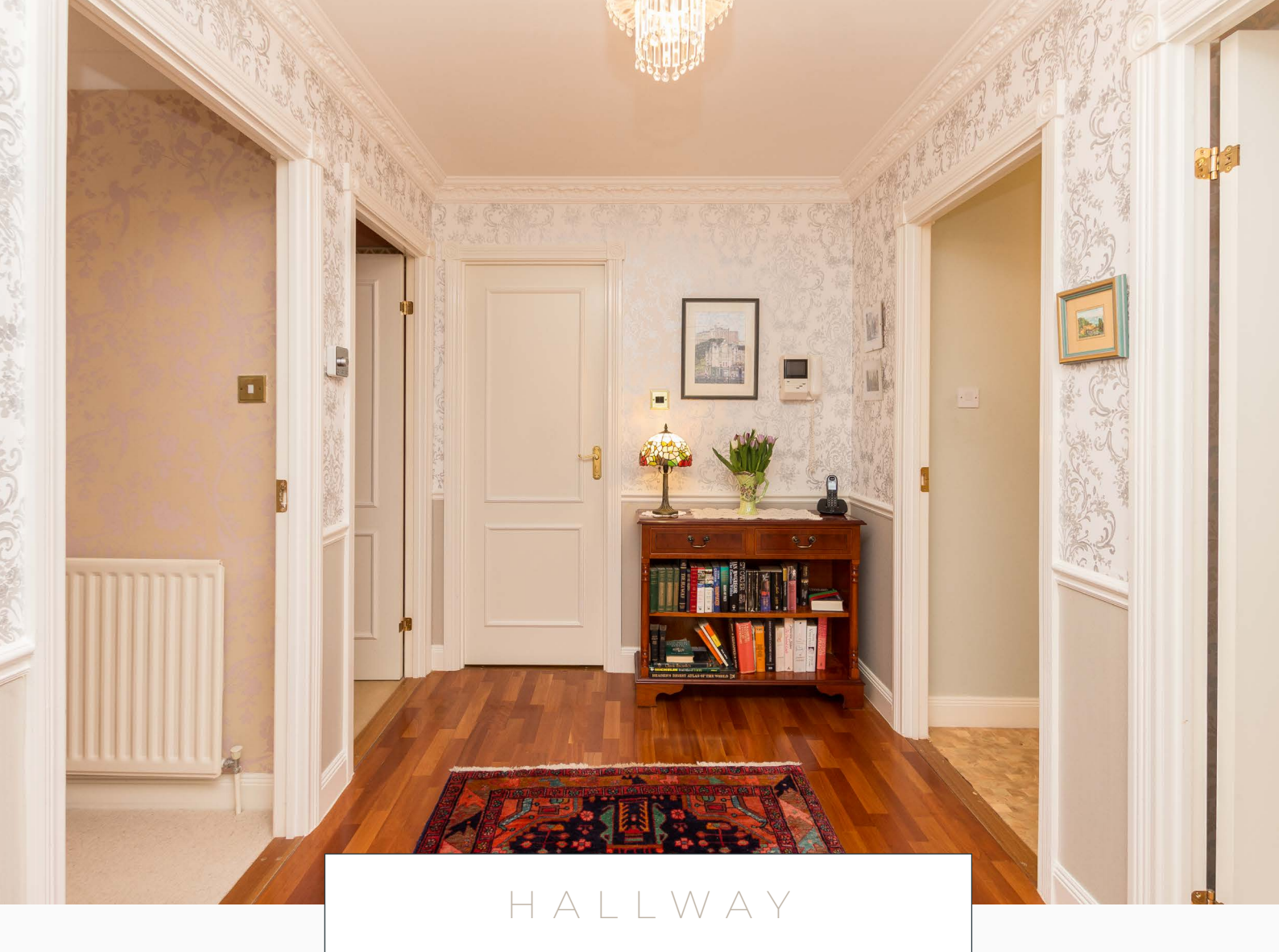


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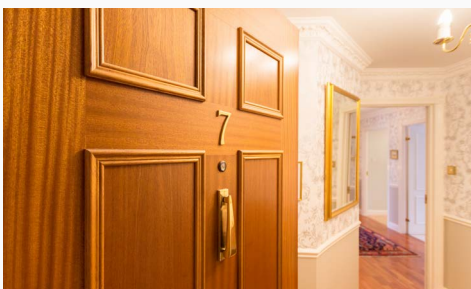
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An excellent opportunity has arisen to acquire this highly desirable two-bedroom first-floor flat, making for an ideal city centre residence or buy to let investment. Private garage included with this flat.

Internally this accommodation is in excellent decorative order but could do with some modernisation. It consists of a spacious entrance hallway with two storage cupboards.





The bright and spacious lounge has a bay window, a period mantelpiece with a feature electric fire.



LOUNGE



The open plan kitchen/ diner benefits from an integrated four-burner electric hob, extractor hood, oven, fridge/freezer and washing machine. There is a large larder cupboard too which could be knocked through in a kitchen refurb.



BEDROOM 1 & EN-SUITE



There are two spacious double bedrooms, both with built-in wardrobes, the master also benefits from an en-suite bathroom. The three-piece shower room has a mains shower, a heated towel rail, shaver point.



BEDROOM 2

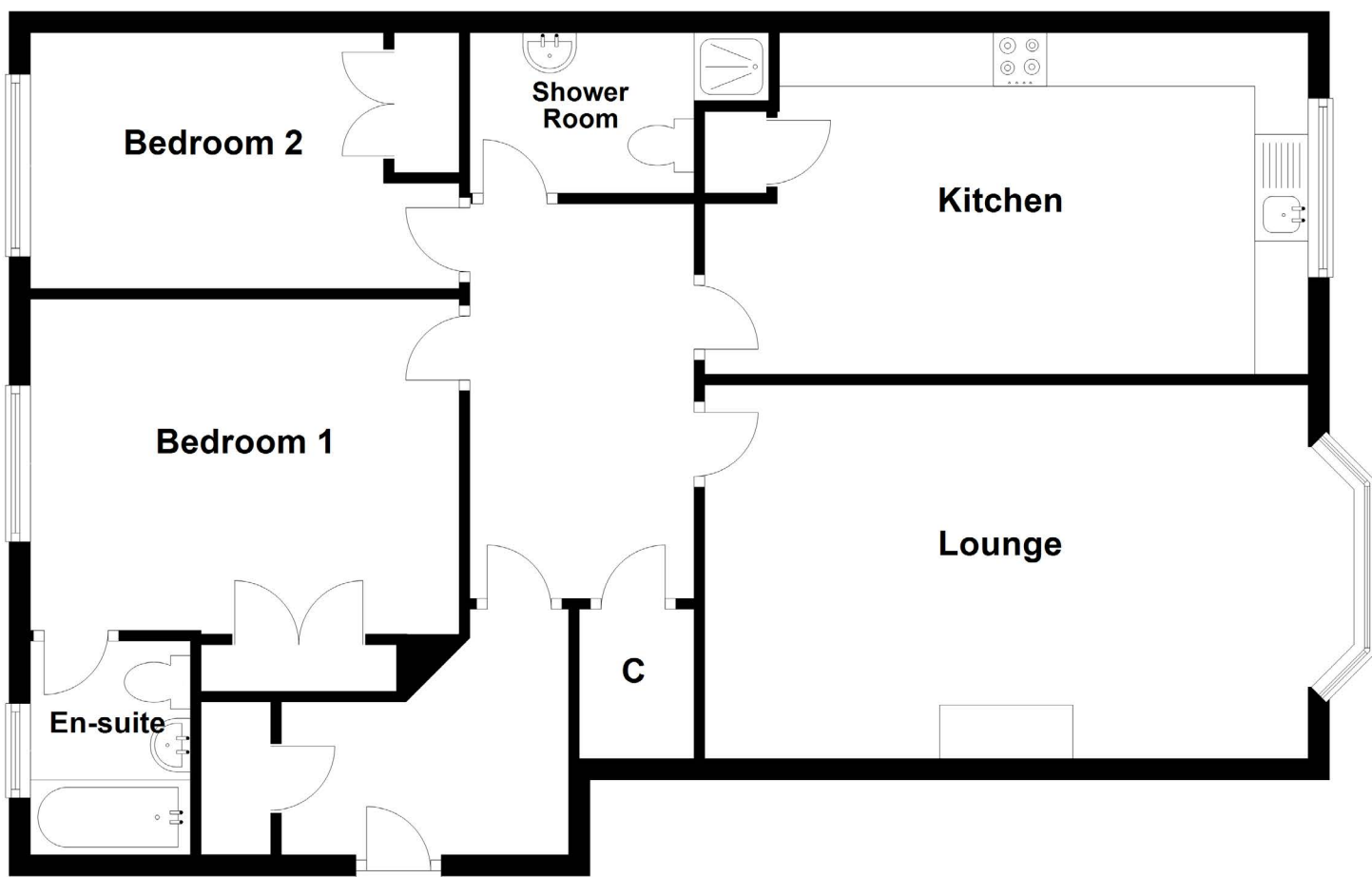


SHOWER ROOM



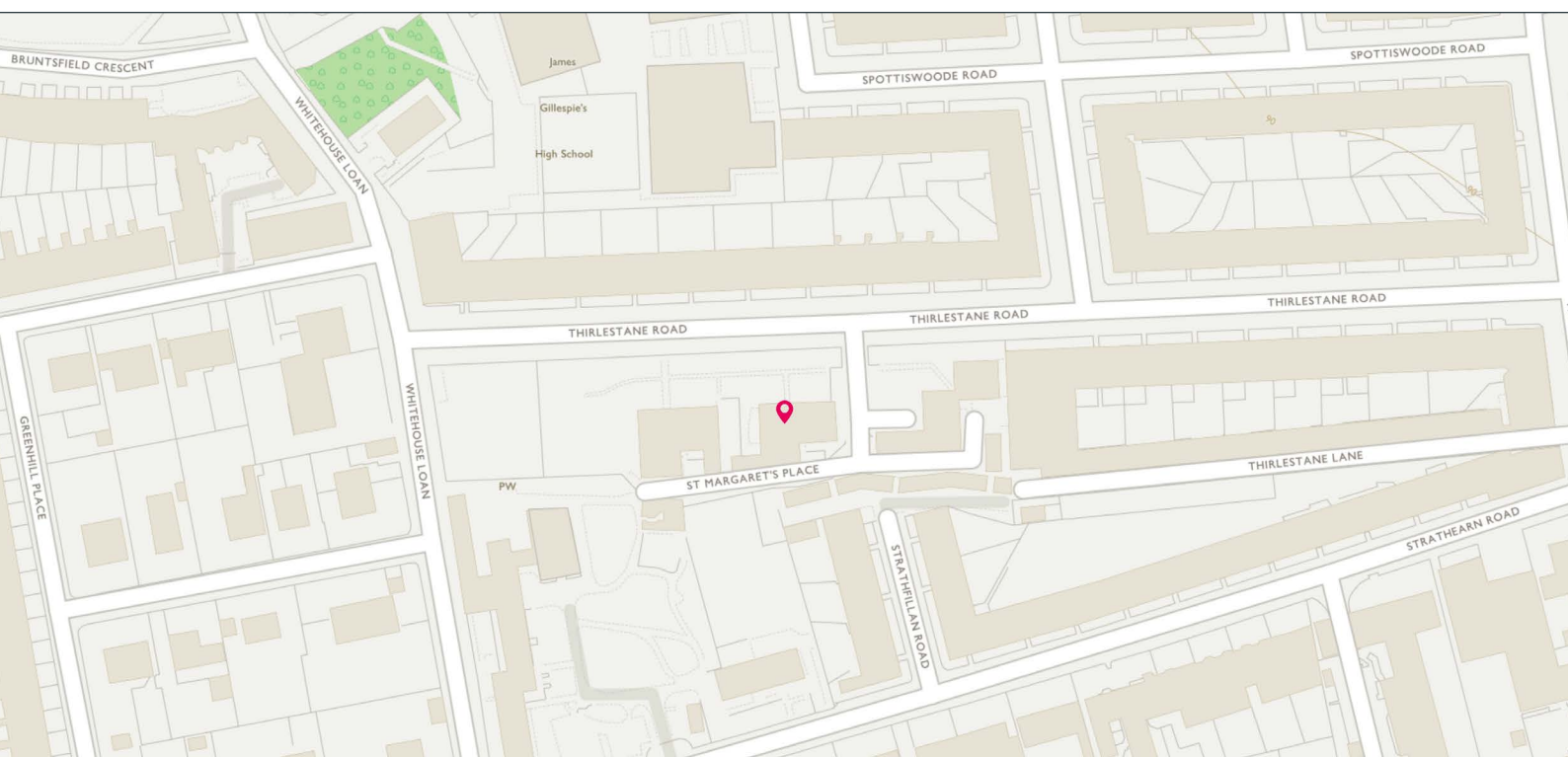
The property benefits from gas central heating and double glazed windows. There is an expansive and bright, well maintained communal garden, accessed via the common stairway. There is private residents parking but this flat comes with its own private garage with electric up and over door.

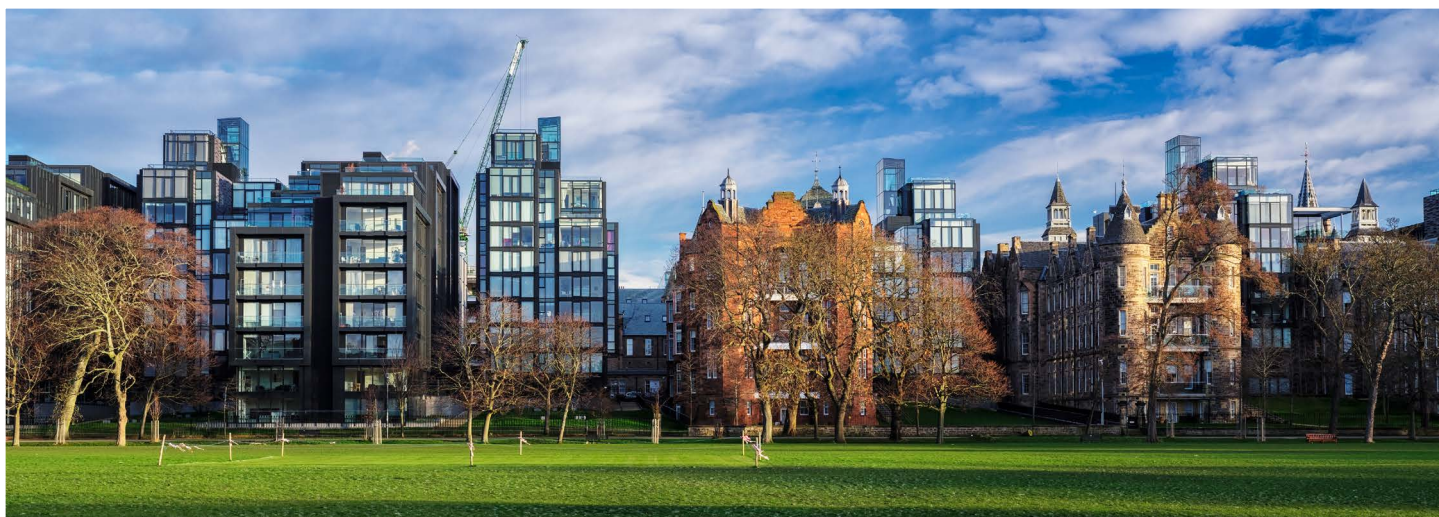
EXTERIOR



*Approximate Dimensions
(Taken from the widest point)*

Lounge	6.09m (20') x 3.50m (11'6")	En-suite	2.00m (6'7") x 1.50m (4'11")
Kitchen	5.20m (17'1") x 3.20m (10'6")	Gross internal floor area (m ²): 91m ² EPC Rating: B	
Bedroom 1	4.02m (13'2") x 3.67m (12'1")		
Bedroom 2	4.02m (13'2") x 2.60m (8'6")		
Shower Room	2.00m (6'7") x 1.50m (4'11")		





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.




Solicitors & Estate Agents

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