

19 2f2, Marchmont Crescent

MARCHMONT, EDINBURGH, EH9 1HL



*Spacious Two Bedroom Second Floor Flat In
Edinburgh's Renowned Marchmont*



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McEwan Fraser is delighted to present this semi-detached house which is offered to the market chain free. The property is presented in very good condition and has been extensively extended. Living space extends to four bedrooms, two of which enjoy en-suite shower rooms, a generous living room, kitchen, master bathroom and extensive conservatory. The property also enjoys gas central heating, double-glazing, off-street parking and southwest facing rear garden.

THE LOUNGE/KITCHEN



Inside, the property comprises:

- Spacious living area which is flooded by natural light and is modern with well-maintained timber floors.
- Fully equipped kitchen situated in the open plan living/dining room. The kitchen is well equipped with gas hob, fan oven and access to a spacious utility room which houses the white good appliances.





- The property is well served by the modern, newly renovated three-piece shower room which makes the most of the space on offer.
- There are two generous bedrooms, both of which are double bedrooms and offer various possibilities for freestanding furniture arrangements.
- The property also has a spacious box room which serves well as a home office space.

THE SHOWER ROOM



BEDROOM 1



BEDROOM 2

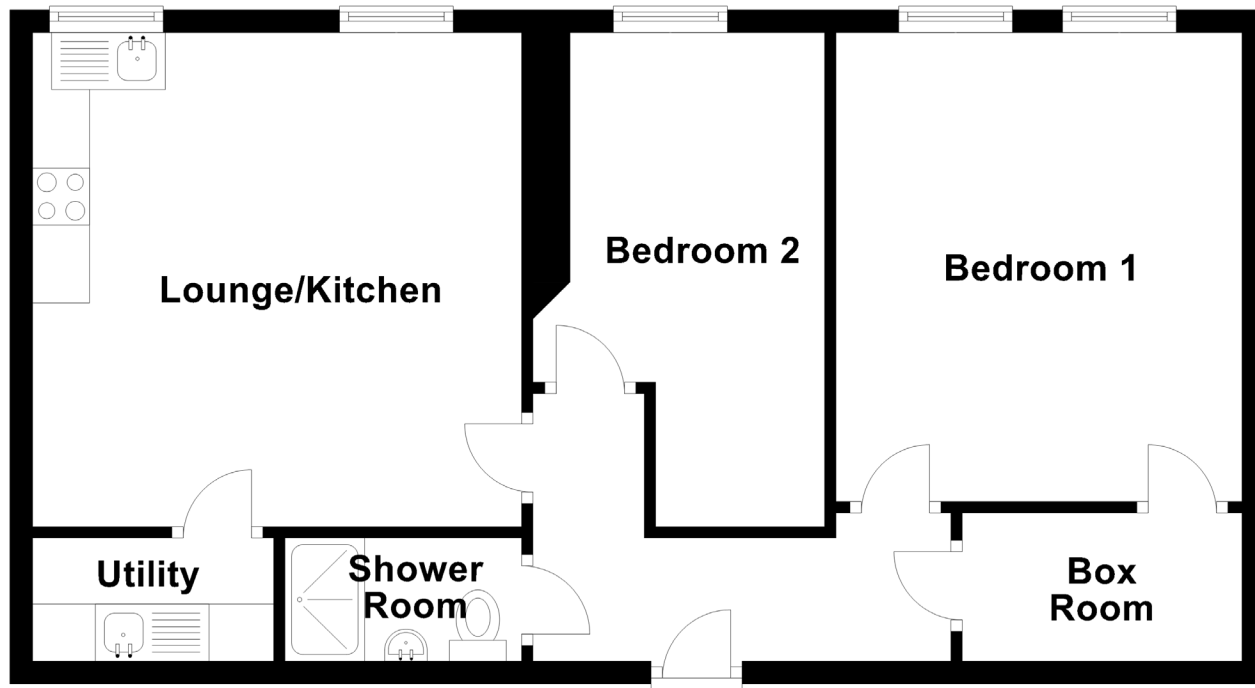


In addition, the property includes on-street permit parking, a communal rear garden. It is expected the property will be of particular interest and early viewing is recommended to avoid disappointment.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

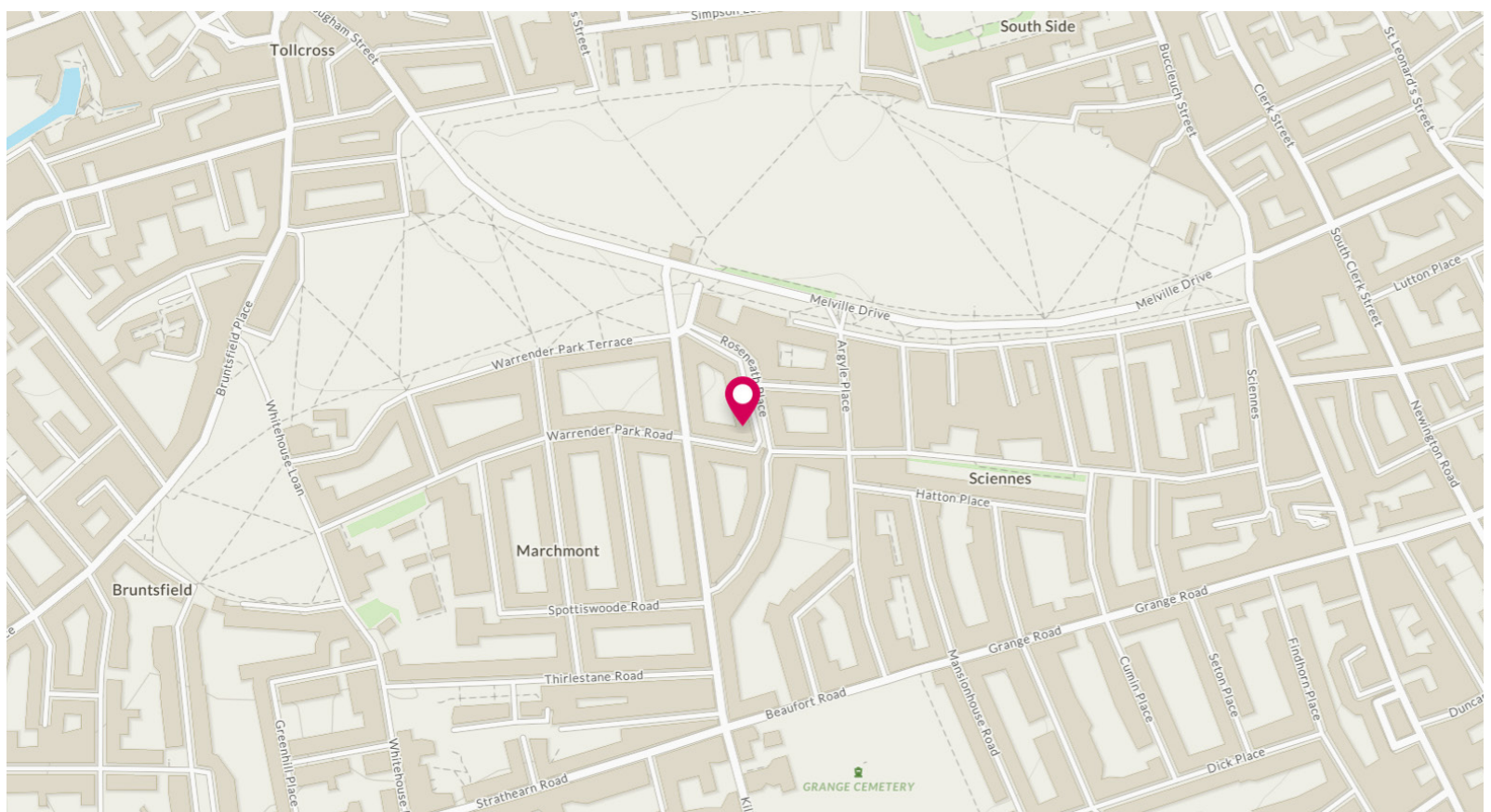


Approximate Dimensions
(Taken from the widest point)

Lounge/Kitchen	4.30m (14'1") x 4.27m (14')
Utility	2.05m (6'9") x 1.16m (3'10")
Bedroom 1	4.12m (13'6") x 3.57m (11'9")

Bedroom 2	4.34m (14'3") x 2.56m (8'5")
Box Room	2.46m (8'1") x 1.30m (4'3")
Shower Room	2.08m (6'10") x 1.16m (3'10")

Gross internal floor area (m²): 61m²
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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