

127/2 Marchmont Road

MARCHMONT, EDINBURGH, EH9 1HA



A beautifully presented two-bedroom Marchmont flat, blending period charm with modern finishes, boasting high ceilings, communal gardens, and a prime city location



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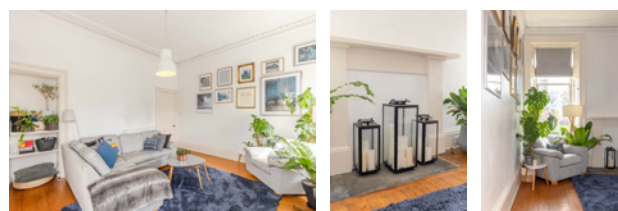


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McEwan Fraser Legal is delighted to present this beautifully presented two-bedroom flat on the highly sought-after Marchmont Road. The property is brought to the market in excellent condition and combines modern finishes with period charm.

THE LIVING ROOM

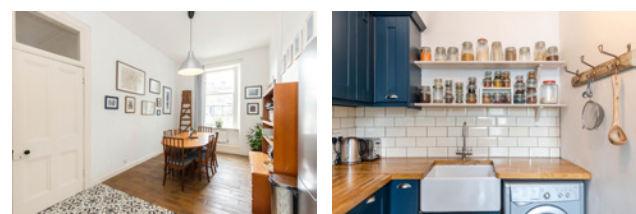


Entering the flat, you are welcomed by a bright hallway. At the end of the hall, to the left, is the spacious living room. This elegant room benefits from dual-aspect windows, high ceilings, detailed cornicing, and wooden flooring that flows throughout the property.

THE KITCHEN/DINER



Adjacent sits the impressive kitchen/dining room. The kitchen is modern in design, fitted with an induction hob, oven, freestanding fridge/freezer, washing machine, and a Belfast sink. A generous pantry provides further storage. The dining area is positioned by the window, creating a light and inviting space.





The property offers two bedrooms: one large double, and a second currently arranged as a home office and guest room with a daybed. Completing the accommodation is a stylish, modern three-piece shower room.

THE SHOWER ROOM



BEDROOM 1



BEDROOM 2



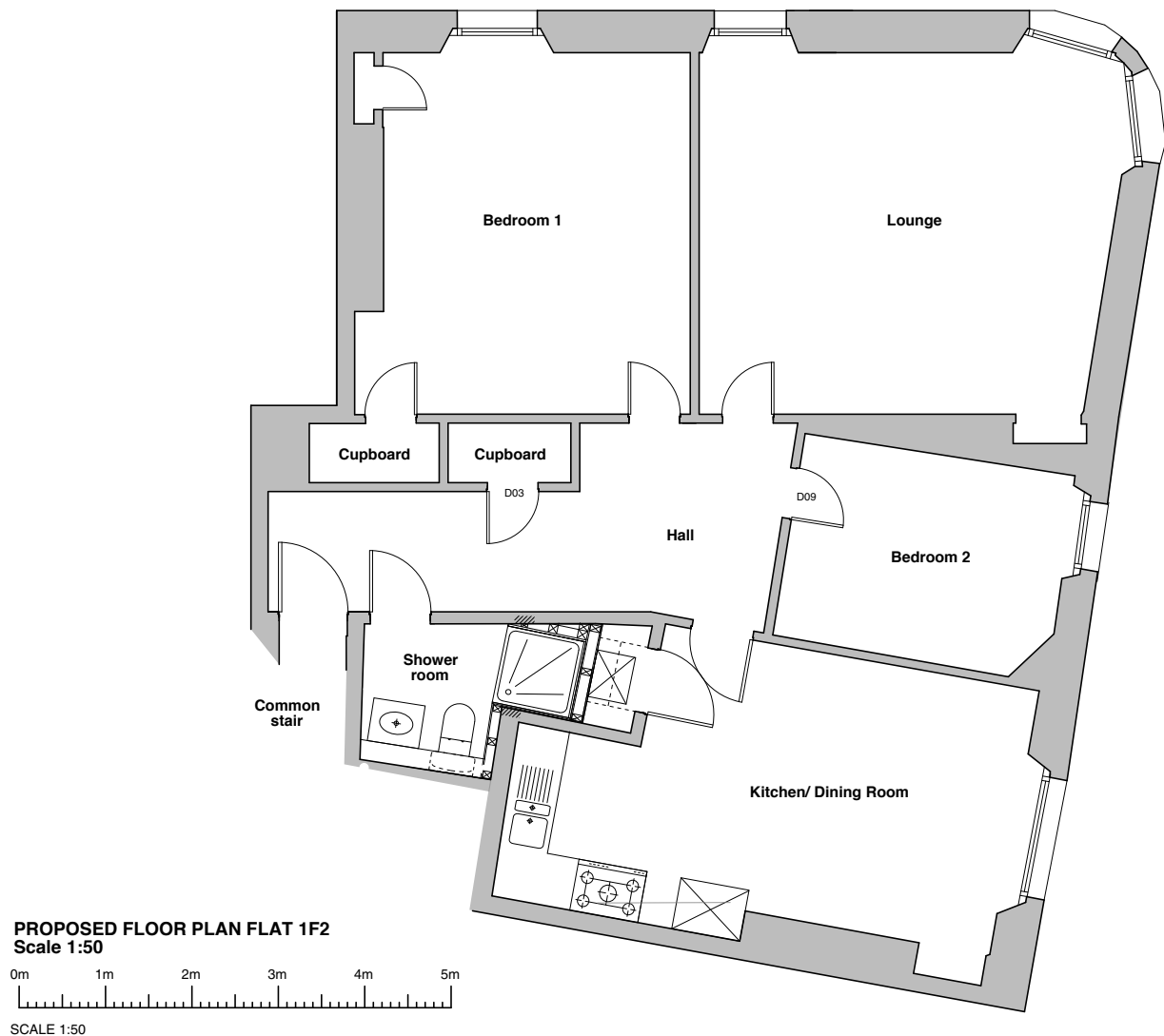
Externally, residents benefit from access to communal gardens and ample on-street parking.

This is a rare opportunity to acquire a stunning flat in one of Edinburgh's most desirable locations, perfectly suited for professionals, small families, or investors alike.

EXTERNALS

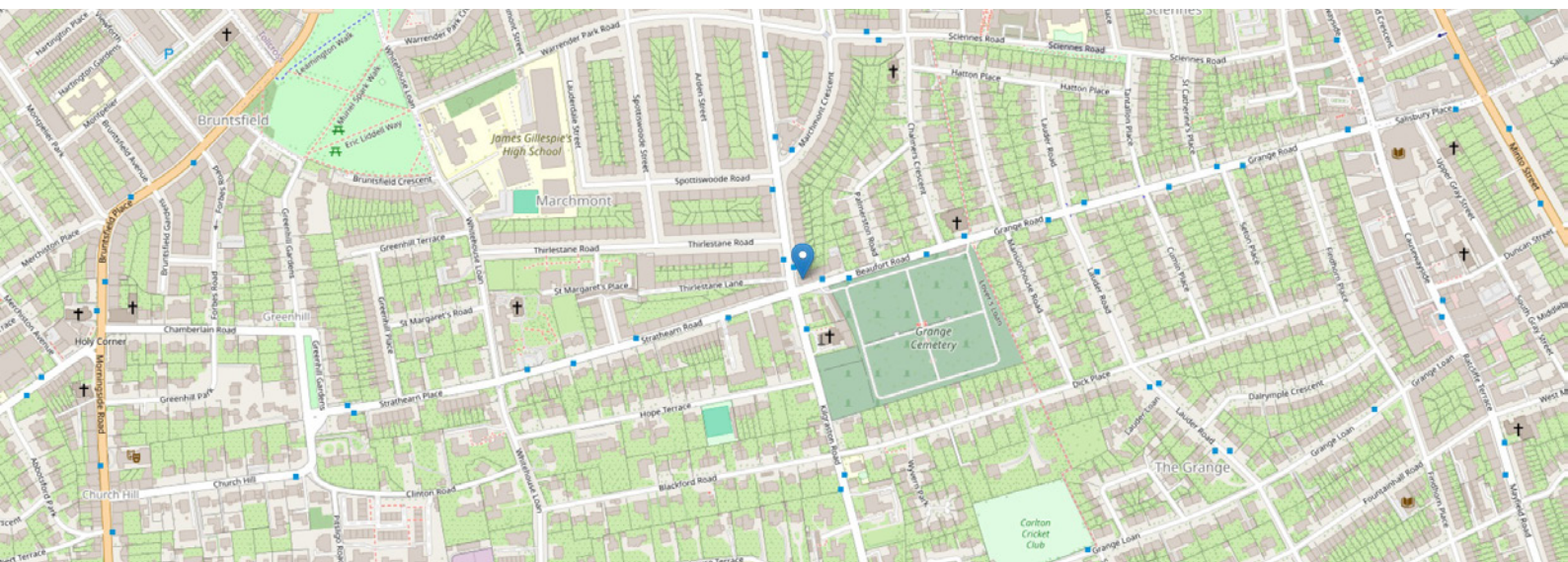


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 90m² | EPC Rating: F



THE LOCATION

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