

28/2 Strathearn Road

EDINBURGH, EH9 2AB



*SPACIOUS THREE BEDROOM FLAT EDINBURGH'S
POPULAR MARCHMONT*



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



McEwan Fraser Legal is delighted to present this three-bedroom spacious flat in Edinburgh's highly sought after Marchmont area. This property is situated on the edge of Marchmont and the cusp of the Grange.

The property is in walk-in condition. Inside, the property comprises of:

- The lounge is bright and spacious with high ceilings and bay window, fireplace and has various possibilities on furniture configuration.



The Kitchen



- Fully equipped kitchen with a scullery which doubles as a utility room with ample additional storage space as well as a dining area. The kitchen benefits from free-standing appliances and white goods as well as a pulley.



The Bedrooms



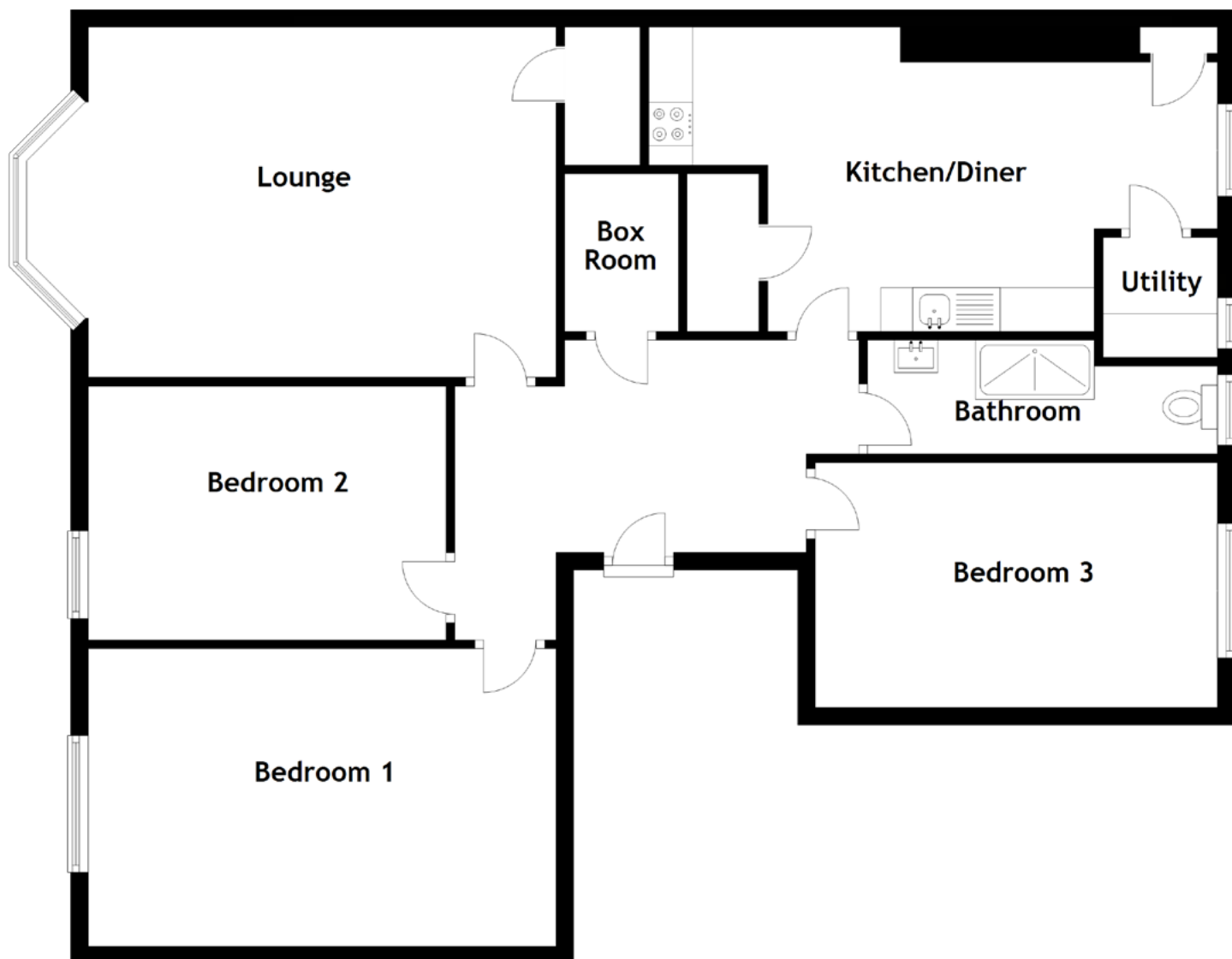
- Three well-proportioned double bedrooms, two of which benefit from original fireplaces and all of the bedrooms are bright and spacious.





- The property has one bathroom which has been upgraded and is a three-piece suite with a shower and heated towel rail.





Approximate Dimensions
(Taken from the widest point)

| | | | |
|---------------|--------------------------------|---------------------------------------------------------------------------------|------------------------------|
| Lounge | 6.20m (20'4") x 4.00m (13'1") | Bathroom | 4.00m (13'1") x 1.30m (4'3") |
| Kitchen/Diner | 6.06m (19'11") x 3.48m (11'5") | Box Room | 1.90m (6'3") x 1.30m (4'3") |
| Bedroom 1 | 5.10m (16'9") x 3.40m (11'2") | Gross internal floor area (m ²): 112m ² EPC Rating: C | |
| Bedroom 2 | 4.10m (13'5") x 2.90m (9'6") | | |
| Bedroom 3 | 4.60m (15'1") x 2.80m (9'2") | | |





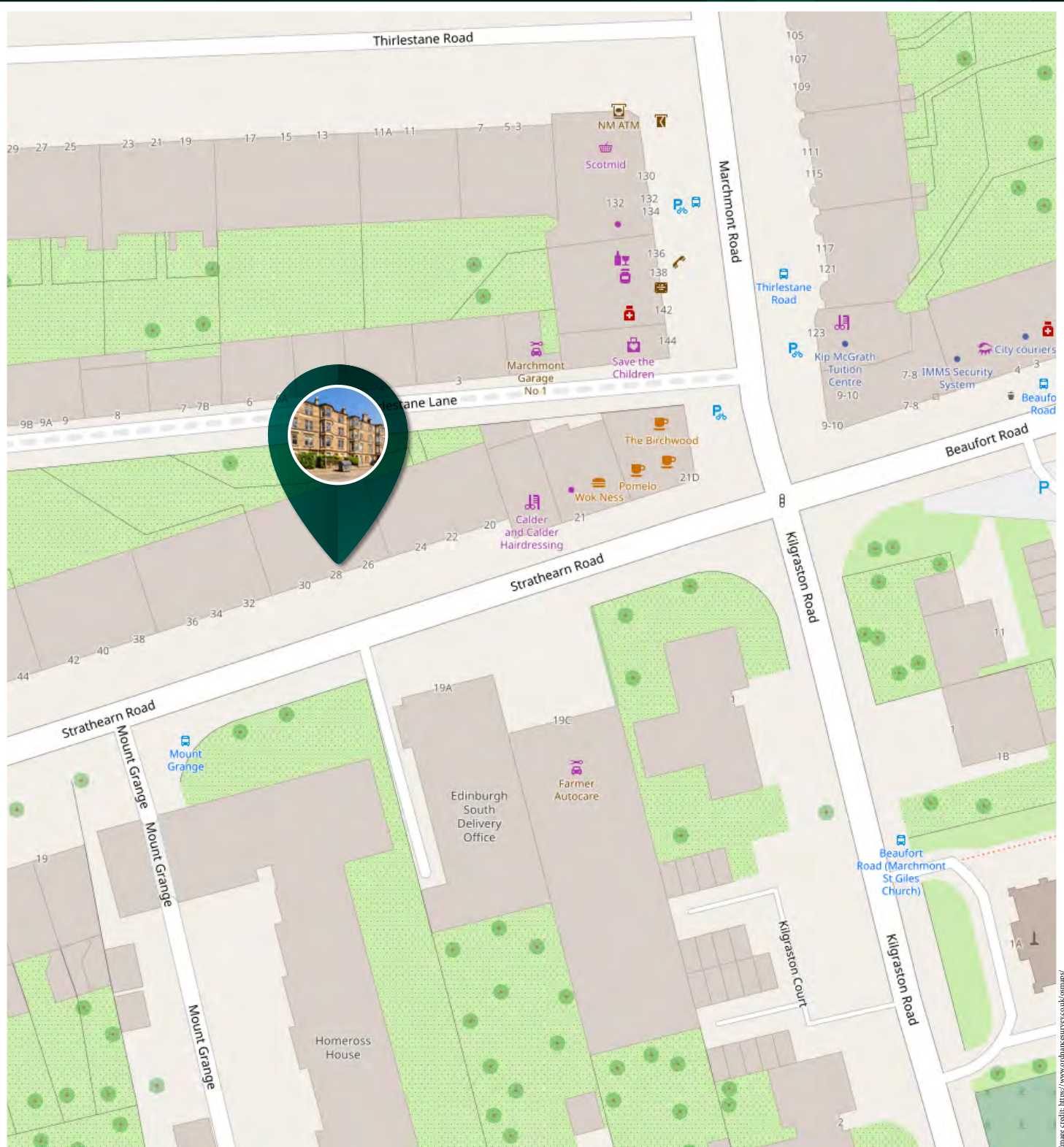
In addition to this, the flat has gas central heating, single glazed sash and case windows in keeping with the area and property age. Further to this, there is a rear communal garden accessed via the stair and more than adequate permit parking in the street for residents and pay and display visitors alike.





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.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



THE SUNDAY TIMES
THE SUNDAY TIMES



Text and description
BEN STEWART CLARK
Area Sales Manager



Professional photography
ERIN MCMULLAN
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes only and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.