

# 9/11 Moncrieff Terrace

MARCHMONT, EDINBURGH, EH9 1NB



Two-bedroom, top-floor, tenement flat, located in  
the ever popular Marchmont area



0131 524 9797



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)



McEwan Fraser is delighted to present this two-bedroom, top-floor, tenement flat to the market. Located in the ever-popular Marchmont area, the property would make a fantastic first time buy or sound buy to let investment. The property is offered to the market CHAIN FREE.

## THE LOUNGE



Internally, the property is well presented and offers excellent proportions. The accommodation is focused on a bright and neutrally finished lounge which has wealth of period detailing.

# THE KITCHEN



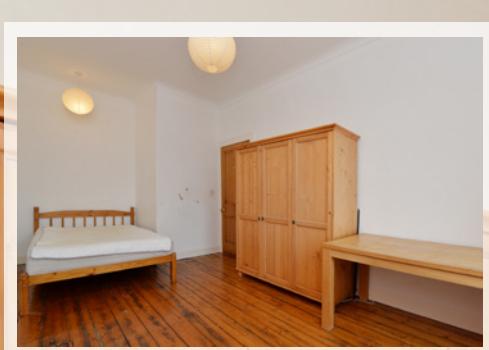
A door to the rear of the lounge leads to the internal kitchen which comprises a range of base and wall mounted units with integrated hob and oven. Space is provided for a free-standing washing machine and fridge freezer.





There are two double bedrooms which both face the rear of the property. The first bedroom is a very generous double with exposed floorboards and ample space for a full range of bedroom furniture. The second bedroom is a smaller double but benefits from a built-in cabin bed that completely frees up the floor space for additional furniture. This gives excellent potential for a study space or home office.

## BEDROOM 1



# BEDROOM 2



# THE BATHROOM & WC

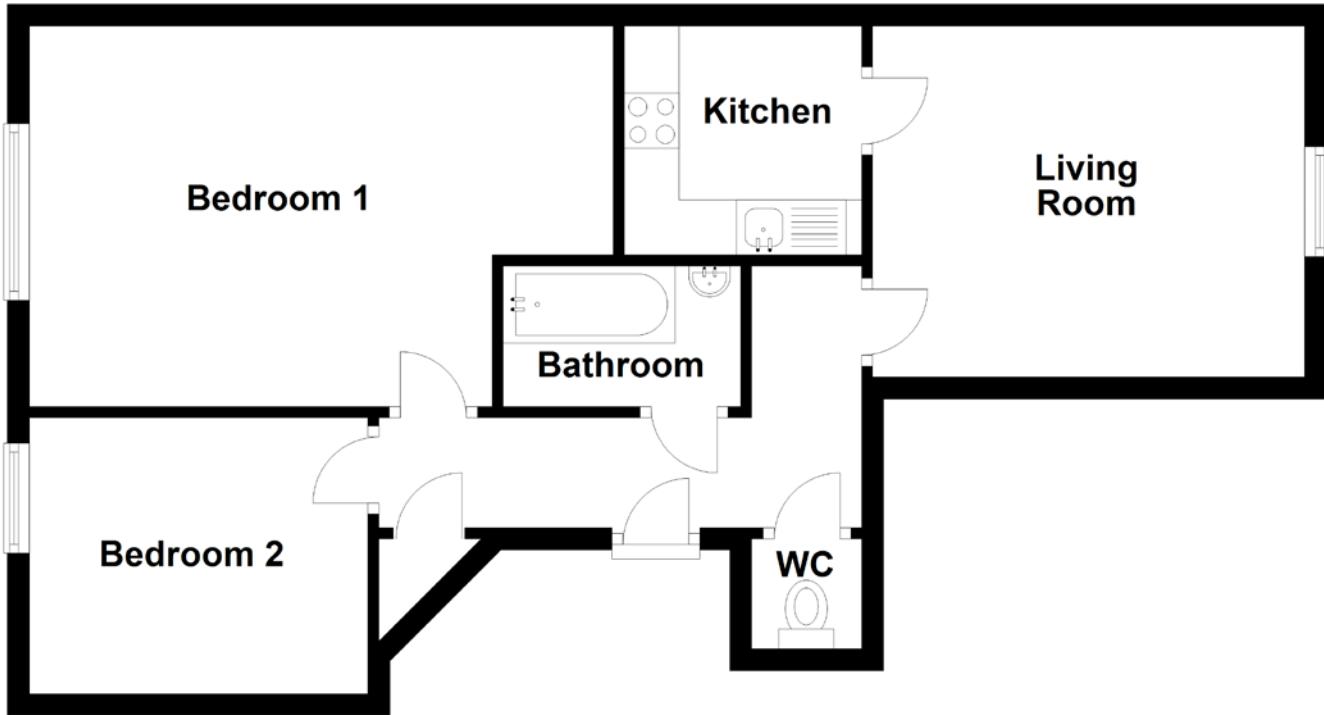


Internal accommodation is completed by a partially tiled bathroom with a two-piece white suite and shower over bath. A separate WC is situated across the hall.

For extra warmth and comfort, the property enjoys gas central heating and double glazing.

A shared garden is available for all residents to enjoy and, close by, The Meadows offers wonderful green space for further outdoor recreation and activities. Controlled parking is available in the vicinity with a residents' permit (Zone 7).

# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Living Room      3.93m (12'11") x 3.19m (10'6")  
Kitchen            2.16m (7'1") x 2.08m (6'10")  
Bedroom 1        5.31m (17'5") x 3.46m (11'4")

Bedroom 2

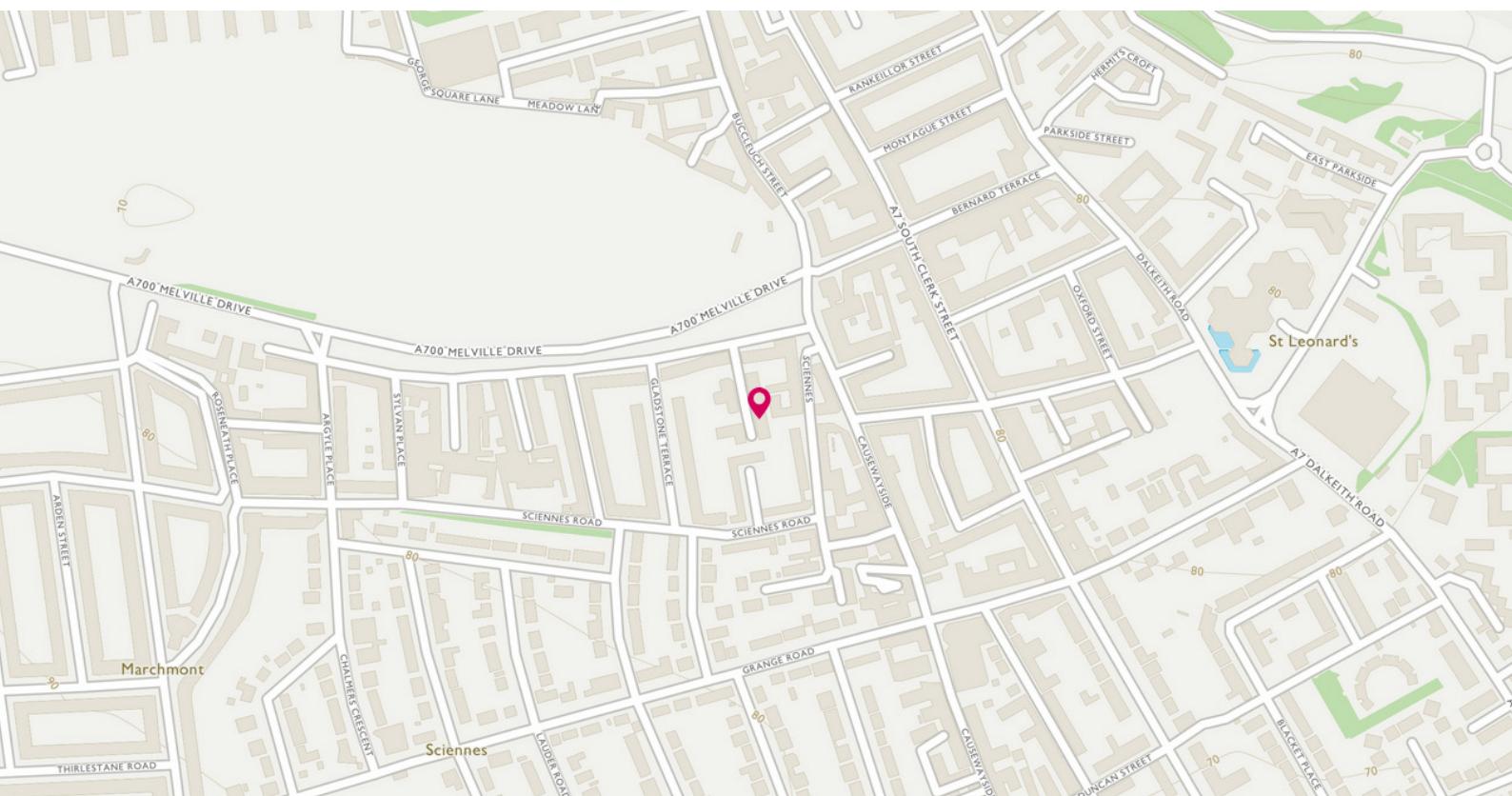
Bathroom

3.08m (10'1") x 2.51m (8'3")

2.16m (7'1") x 1.19m (3'11")

Gross internal floor area ( $m^2$ ): 54 $m^2$

EPC Rating: D



# 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.



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents

Tel. 0131 524 9797

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)  
info@mcewanfraserlegal.co.uk

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Text and description  
**MICHAEL MCMULLAN**  
Area Sales Manager



Layout graphics and design  
**ALLY CLARK**  
Designer

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