

# 78, 2F1 Marchmont Road

EDINBURGH, EH9 1HR



*SPACIOUS FOUR BEDROOM SECOND  
FLOOR FLAT IN MARCHMONT*



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McEwan Fraser Legal is delighted to present this four-bedroom second-floor flat in Marchmont. Internally the property is in good order however, could benefit from modernisation. Inside, the property comprises of:

- A spacious living room with large bay window and provides direct access into the kitchen. There is a lovely fireplace at the focal point of the living room and the ceiling has cornice surrounds.





- A fully equipped kitchen situated in what was the box room of the property. The kitchen is fitted with a free-standing electric hob and fan oven.





- The flat has four double bedrooms and all of which are double in size and vary in floor space.
- There is a shower room which has a three-piece suite.
- The hallway provides access to all rooms but also provides excellent storage space with very generous cupboards.



**Bedroom 2**





**Bedroom 3**



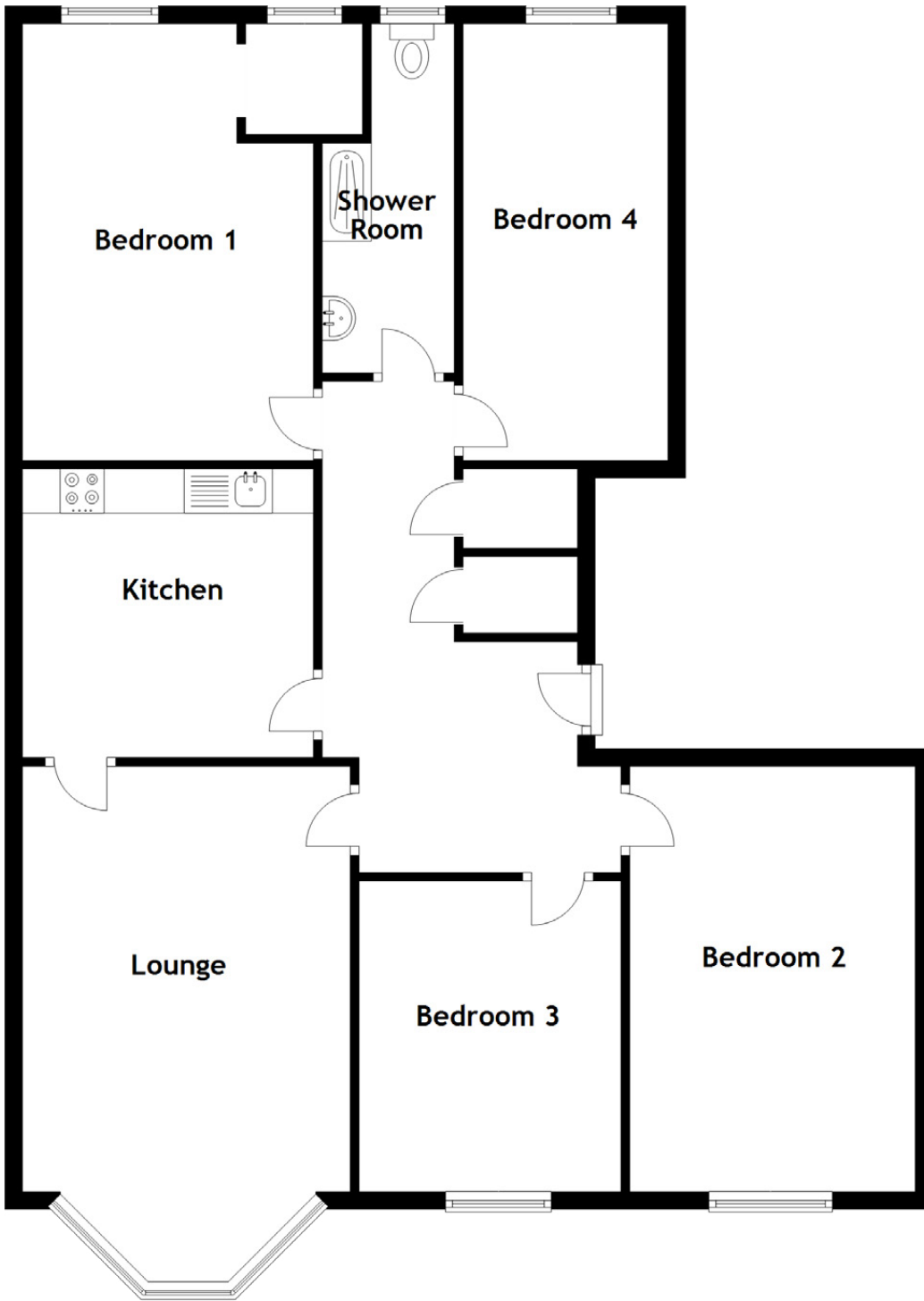


**Bedroom 4**









Approximate Dimensions

(Taken from the widest point)

Lounge	6.11m (20'1") x 3.71m (12'2")	Bedroom 4	4.95m (16'3") x 2.32m (7'7")
Kitchen	3.30m (10'10") x 3.27m (10'9")	Shower Room	3.96m (13') x 1.50m (4'11")
Bedroom 1	4.95m (16'3") x 3.30m (10'10")		
Bedroom 2	4.82m (15'10") x 3.23m (10'7")	Gross internal floor area (m <sup>2</sup> ): 123m <sup>2</sup>	
Bedroom 3	3.52m (11'7") x 2.97m (9'9")	EPC Rating: C	

In addition to this, the flat benefits from gas central heating which is modern and parking is by way of on-street residents' permit and pay and display parking for visitors.

The location of the flat is very desirable with just a short walk to the Meadows green space.

Early viewing is recommended to avoid disappointment.

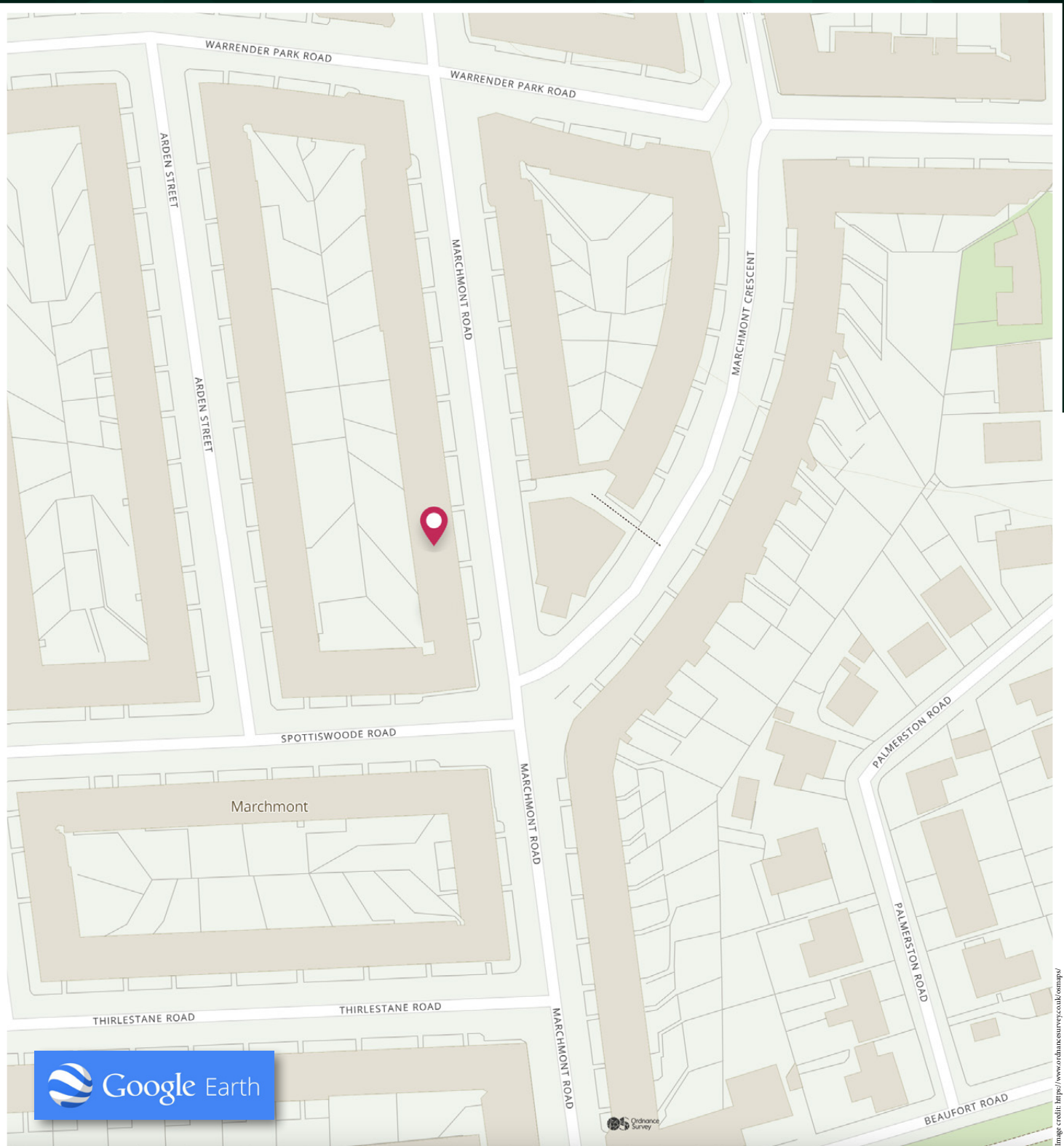




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Marchmont is an extremely popular location which is situated approximately a mile south of Edinburgh's city centre. It offers a wide variety of local amenities, convenience and specialty shops and services including hairdressers, doctors, dentists,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



# McEwan Fraser Legal

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