




McEwan Fraser Legal
Solicitors & Estate Agents
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82/2 Strathearn Road

EDINBURGH, EH9 2AF



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 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 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.

Schooling within this area is particularly well represented within both the private and state sectors, as well as being within easy reach of University buildings, making this particularly popular with students and those employed in the education sector.

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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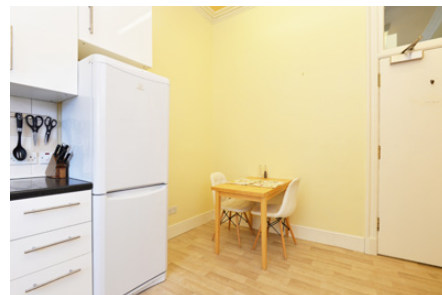
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An excellent opportunity has arisen to acquire this highly desirable four-bedroom first-floor flat, making for an ideal city centre residence or as a ready-to-go HMO investment. The property is fully compliant as a 5-bedroom HMO and offers an excellent rental return due to its spacious accommodation and prominent location. As a family home, it is welcoming and elegant in proportion.

Internally this accommodation is well maintained and in good decorative order and is a credit to its current owners, having been in the family for many years. It consists of a capacious entrance hallway with superb storage cupboards. The bright and spacious lounge offers elegant proportions and has a bay window to the front of the building, ornate period cornice, and carpeted flooring. There is ample space for a dining table as well as soft furnishings. The kitchen is modern with white gloss, slab-style units, and benefits from an electric hob, extractor hood, oven, two free-standing fridge freezers and a washing machine. There is ample room for family dining or a breakfasting table.







There are four spacious bedrooms, each carpeted for comfort. Bedroom two offers a bay window and would equally make for an impressive dining room. The main bedroom has an en-suite bathroom that is “Jack-and-Jill” to the hall. Bedroom three has an en-suite toilet compartment with wash hand basin. Both bedroom three and bedroom four provide a peaceful outlook to the lovely shared rear gardens. In addition, there is a further bathroom with a shower over the bath.

The property benefits from gas central heating. There is a bright, well-maintained communal garden, accessed via the common stairway and basement door, offering a lovely community hub for residents within this block and adjacent tenement homes. This garden is a lush green gem in the City. A secure entry system is at the front door and on-street parking is by Resident Parking Permit or in pay and display bays.







Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP

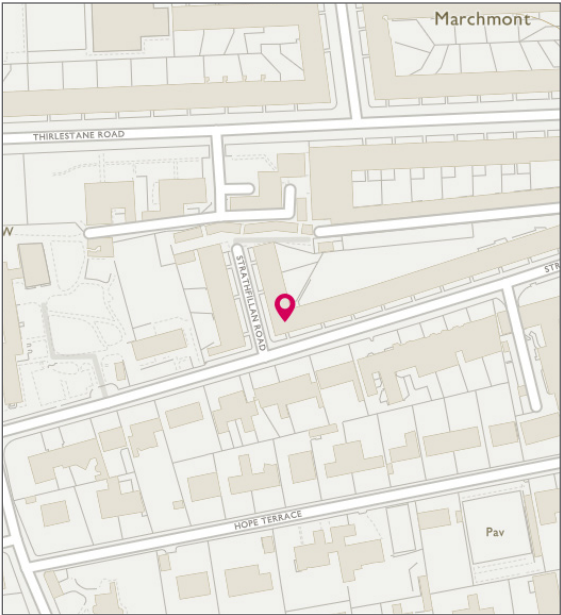


Approximate Dimensions (Taken from the widest point)

| | |
|------------------------|--------------------------------|
| Lounge | 4.84m (15'11") x 4.09m (13'5") |
| Kitchen | 3.80m (12'6") x 3.18m (10'5") |
| Bedroom 1 | 5.04m (16'6") x 3.32m (10'11") |
| Jack and Jill En-suite | 2.29m (7'6") x 1.89m (6'2") |
| Bedroom 2 | 3.75m (12'4") x 3.30m (10'10") |
| Bedroom 3 | 4.63m (15'2") x 3.32m (10'11") |
| WC | 1.50m (4'11") x 1.43m (4'8") |
| Bedroom 4 | 4.35m (14'3") x 2.75m (9') |
| Bathroom | 3.18m (10'5") x 1.49m (4'11") |

Gross internal floor area (m²): 128m² | EPC Rating: C

Extras (Included in the sale): All flooring, blinds, and curtains where fitted. Washing machine, two fridge freezers. All furniture by separate arrangement.





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Text and description
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Professional photography
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