

# 127/8 Marchmont Road

MARCHMONT, EDINBURGH, EH9 1HA



*SPACIOUS FOUR BEDROOM DOUBLE UPPER FLAT IN  
EDINBURGH'S SOUGHT AFTER MARCHMONT AREA*



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McEwan Fraser Legal is delighted to present this unique double upper flat on Marchmont Road, a property that combines spacious living with distinctive features. With its south-facing aspect, the flat enjoys an abundance of natural light, creating a bright and airy atmosphere throughout. This charming and quirky home offers a must-see opportunity for those seeking style and comfort in one of Edinburgh's most sought-after locations.

The spacious lounge, which includes an Edinburgh Press, provides a comfortable space for both relaxing and entertaining. With plenty of room to unwind or host guests, it's the heart of the home.





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The property features a fully equipped kitchen, complete with a gas combi boiler, gas hob, fan oven, and ample space for cooking and dining. It's perfect for those who love preparing meals at home and enjoying a relaxed dining experience.





The flat contains four versatile, well-proportioned bedrooms. The master bedroom offers an ideal space for living and relaxation, featuring a generous lounge area which adjoins the bedroom, located in the turret area. The en-suite is accessed from the master bedroom and is equipped with a modern shower unit.









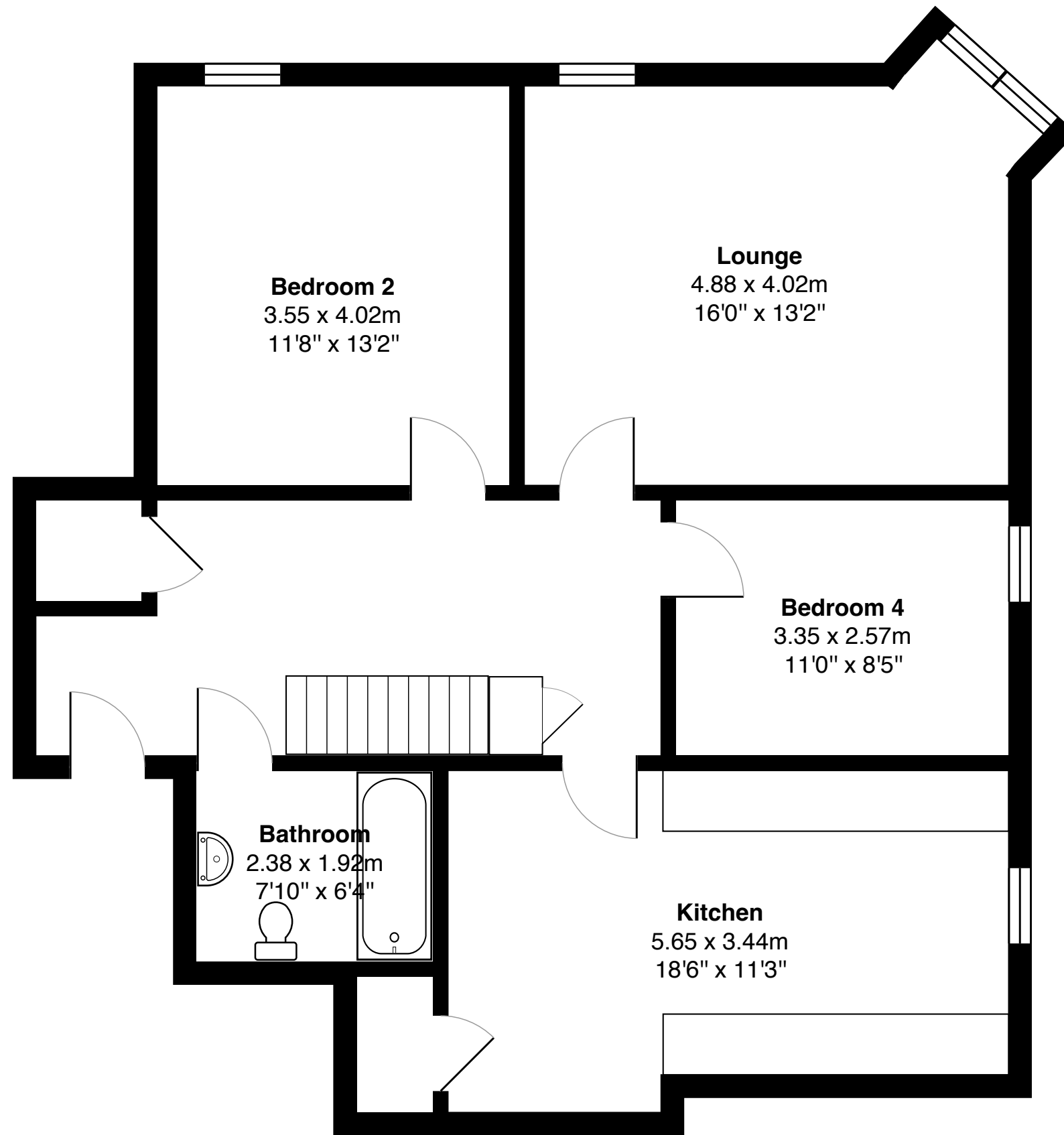
Bedroom 2 is a south-facing room and benefits from excellent natural light, creating a peaceful retreat. There is also a quirky and spacious third bedroom, perfect for use as a guest room, study, or home office, with fabulous views out over the roofs to Arthur's Seat. The fourth bedroom offers further flexibility, whether for use as an additional bedroom or creative space.



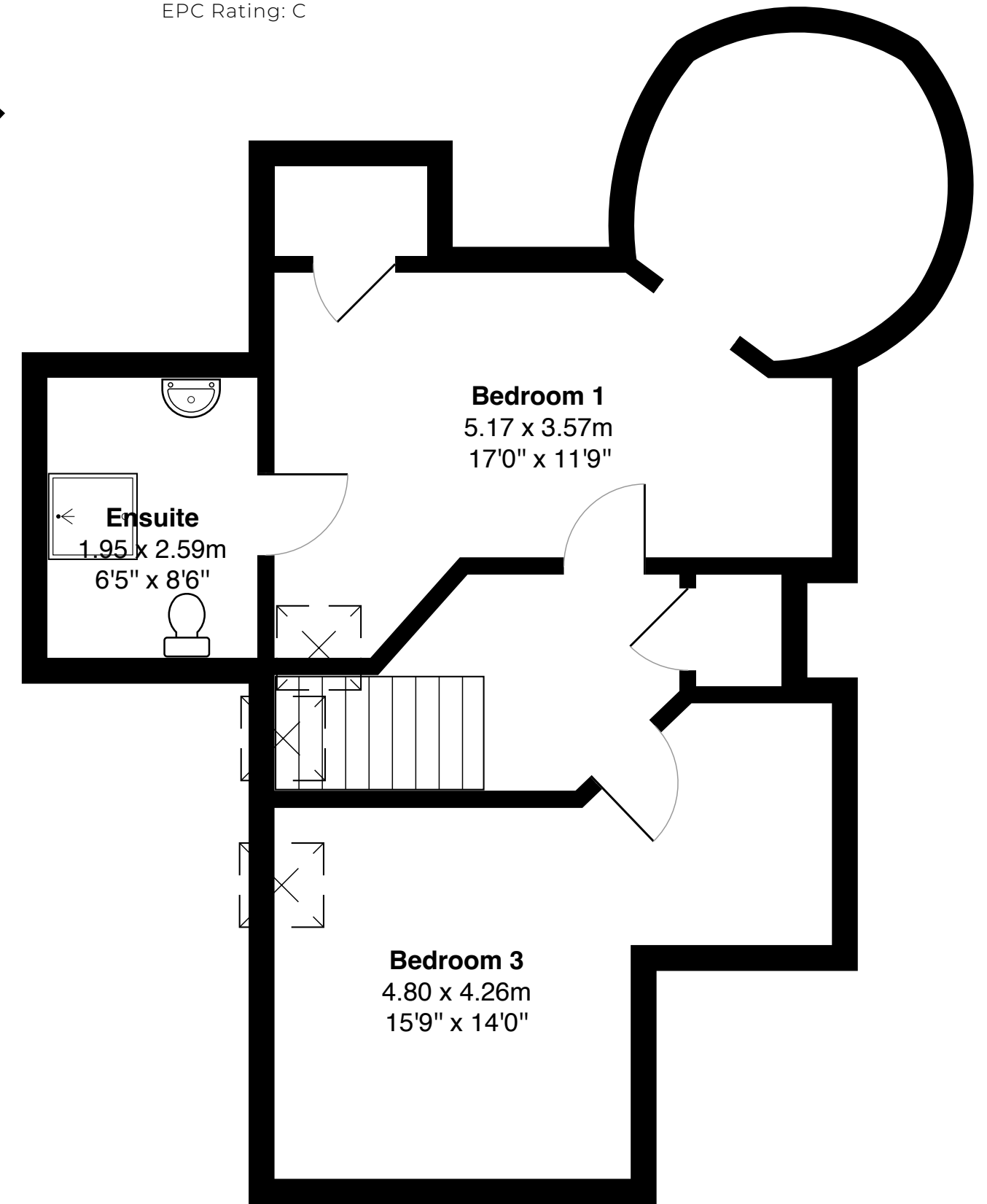


The property is completed by a modern three-piece bathroom with a mains shower over the bath, set within a tiled space.





Gross internal floor area (m<sup>2</sup>): 134m<sup>2</sup>  
EPC Rating: C







VIEW FROM PROPERTY



This property is full of character, offering a well-thought-out layout and ample living space, ideal for those looking for a stylish home with practical features. With its excellent location, close to local amenities and transport links, this flat provides a fantastic opportunity for both comfort and convenience.

Don't miss out on this rare chance to acquire such a unique property in the heart of Edinburgh, which has an existing HMO license should a purchaser wish to let the property out to multiple occupants.



# THE LOCATION

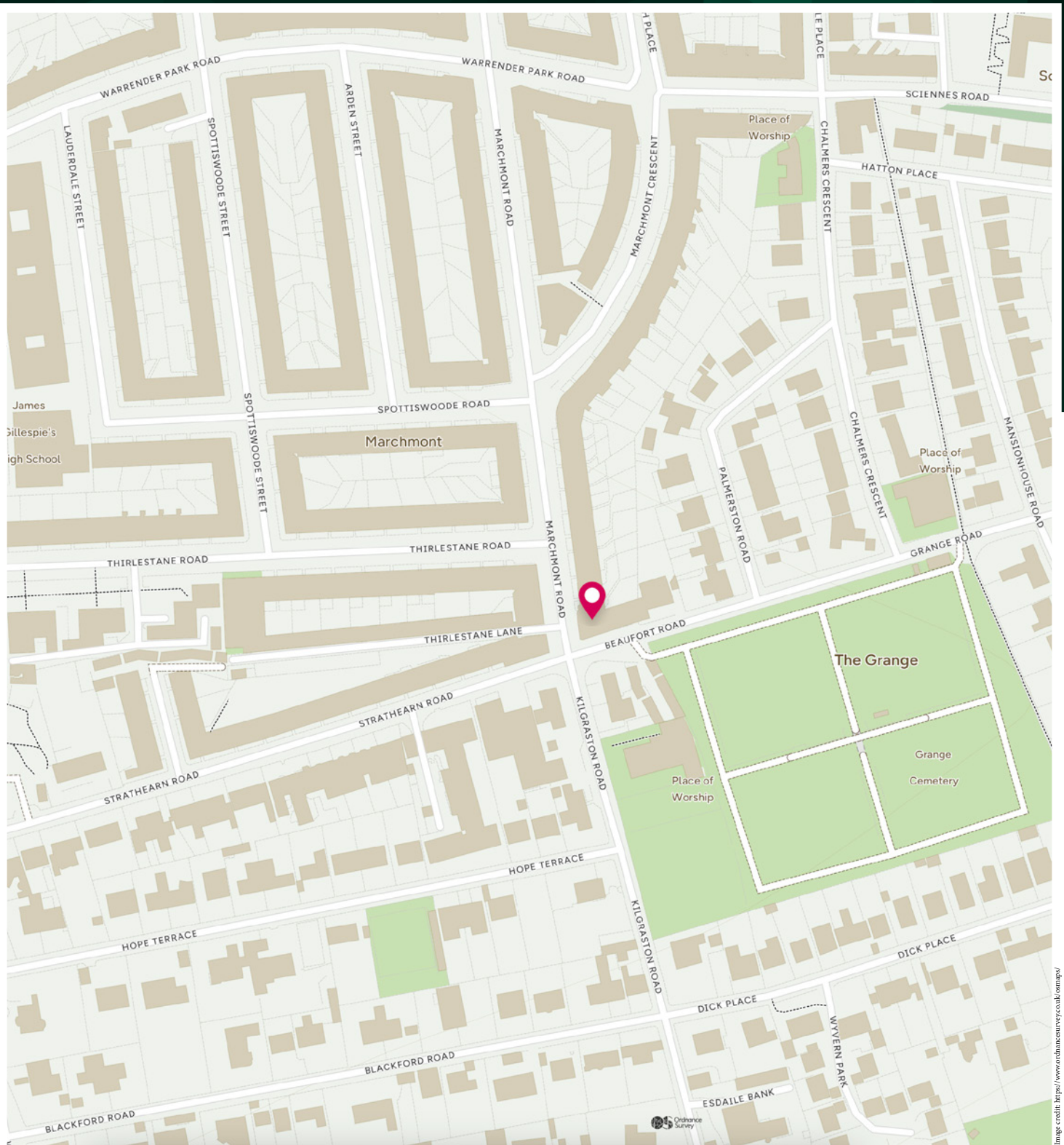
Marchmont is an extremely popular location which is situated approximately a mile south of Edinburgh's city centre. It offers a wide variety of local amenities, convenience and specialty shops and services including hairdressers, doctors, dentists, and chemists. Also pubs, trendy cafes, fast food outlets, independent wine merchants and popular restaurants whose reputation extends beyond the area.

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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