

2f1,120 Marchmont Road

EDINBURGH, EH9 1BG



*SPACIOUS THREE BEDROOM TENEMENT FLAT
WITH PLANNING IN PLACE TO CREATE A FIVE
BED HMO PROPERTY*



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Part Exchange available! McEwan Fraser is delighted to present this spacious three bedroom, second-floor flat which is offered to the market chain free. The property is presented in good order and offers balanced accommodation including a generous bay-fronted living room, dining kitchen, three double bedrooms and bathroom.

Internally, many original period features have been retained and the property benefits from gas central heating. Investors should note that the property could be utilised as a four-bedroom HMO in its current configuration. In addition, planning was granted in August 2022 to create an internal kitchen which would facilitate a fifth double bedroom (22/03067/LBC).

The accommodation is focused on the spacious and bright bay-fronted living room which is neutrally finished and enjoys exposed wooden flooring. With excellent ceiling height, ornate cornice, high skirting boards and Edinburgh press all present, the living room is a great example of Victorian styling that Marchmont is famous for. The floorspace on offer with give the new owner plenty of flexibility to create their ideal entertaining space. To the rear of the living room, a door leads to a generous box room which gives excellent storage or space for a neat home office.





BOX ROOM

The dining kitchen overlooks the communal rear garden and enjoys a generous range of base and wall mounted units, set against a tiled splash back, which give ample prep and storage space. There are a mix of integrated and free-standing appliances, a large pantry housing the fridge freezer, and plenty of space for a large dining table.





The principal rooms are arranged around a central hallway, which includes integrated storage cupboards, and gives access to the bathroom. The bathroom is partially tiled and finished with a white suite which includes an electric shower over bath.



Bedroom one is a spacious double which sits adjacent to the living room. As the principal bedroom, it benefits from a similar level of period detailing as the living room. There is tremendous floor space available to house a full suite of bedroom furniture. Bedrooms two and three are adjacent to each other and overlook the rear garden.





Bedroom 2





Bedroom 3





“...INTERNALLY, MANY ORIGINAL PERIOD FEATURES HAVE BEEN RETAINED...”



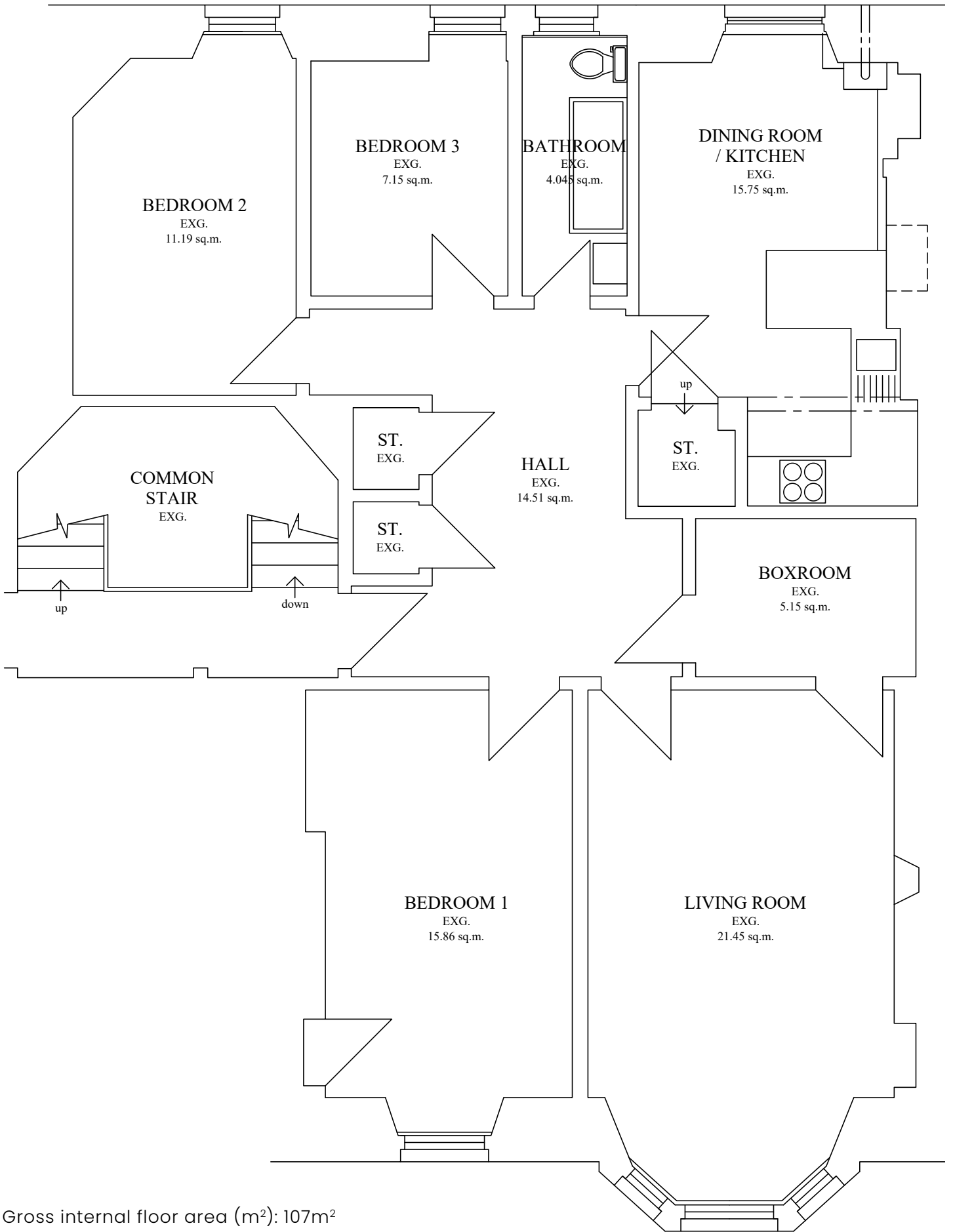




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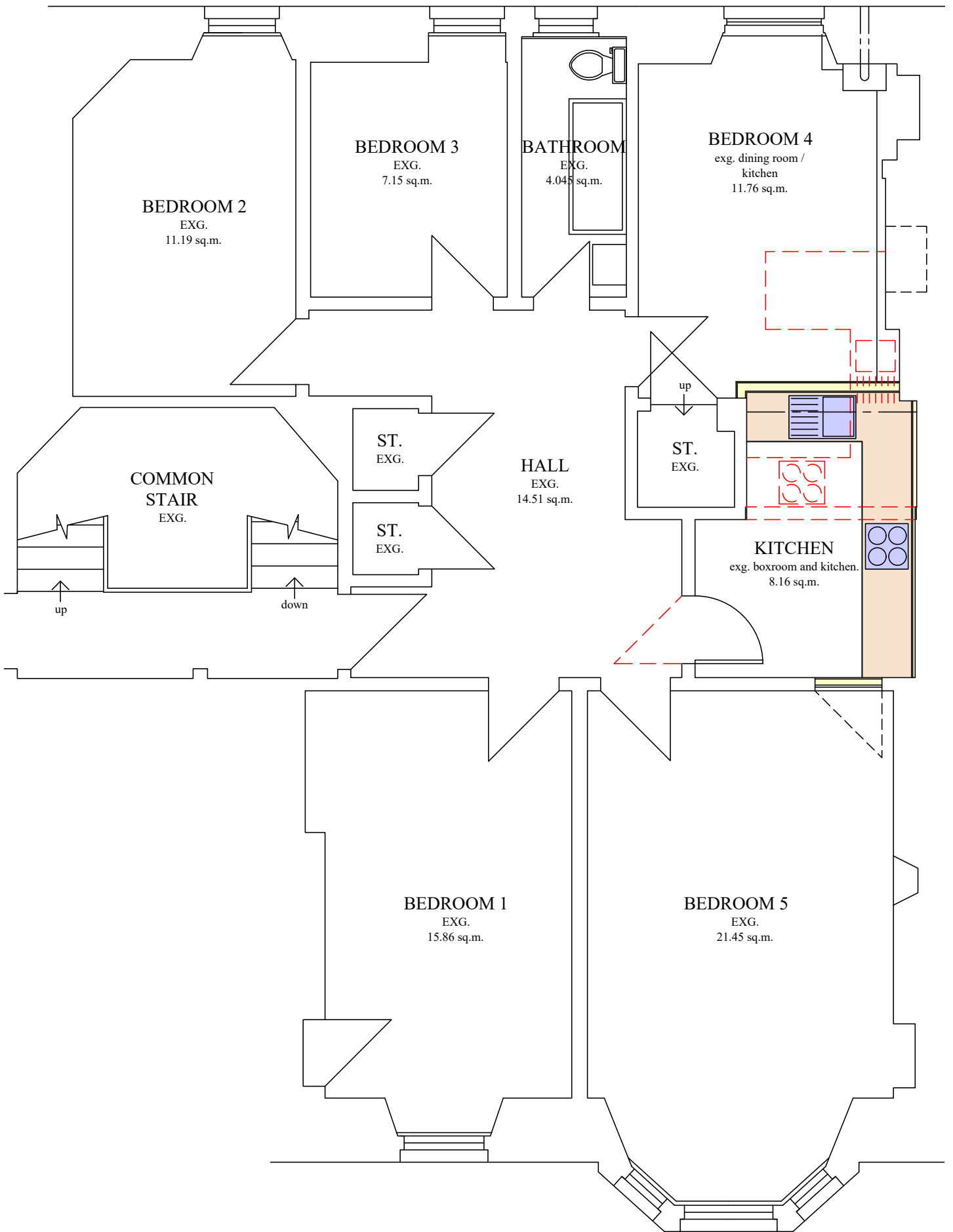
REAR VIEW



Gross internal floor area (m²): 107m²

EPC Rating: C

Existing Floor Plan



Proposed 5 Bedroom HMO Layout

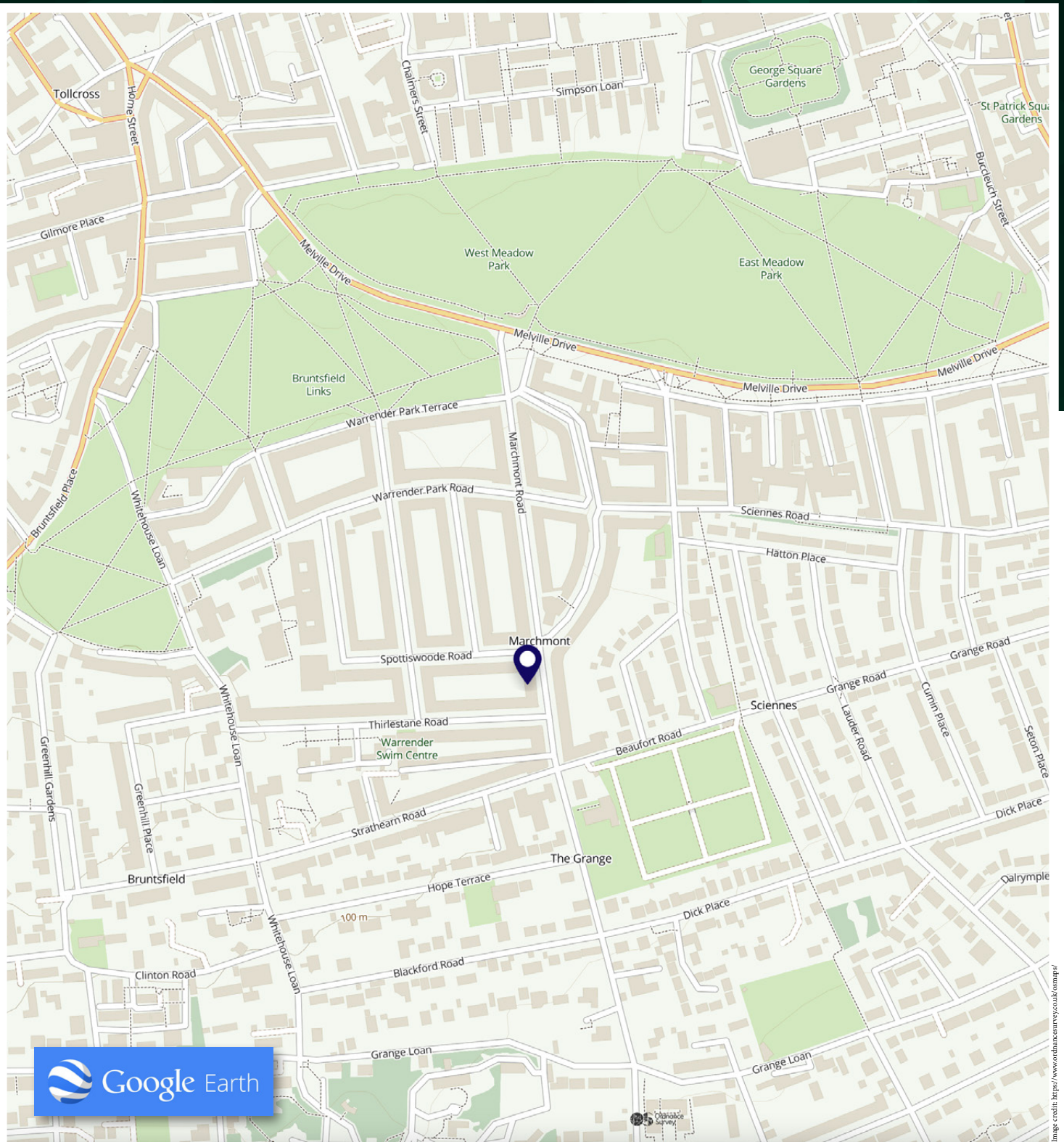


Marchmont is an extremely popular location which is situated approximately one mile south of Edinburgh's city centre. It offers a wide variety of local amenities including convenience and speciality shops, a bank, post office and chemist. In addition there are a number of coffee shops, bars and restaurants.

The property is a short walk from the Meadows and Bruntsfield Links where facilities include numerous children's playgrounds, tennis courts, a bowling green and a pitch and putt. Excellent walks can also be enjoyed on Blackford Hill, the Hermitage of Braid and in the Pentland Hills and there are many golf courses within easy reach as is Warrender Swim and Gym Centre on Thirlestane Road.

Access to the city centre is easy on foot and by bus and the City Bypass is nearby which connects into the motorway network North, South and West. James Gillespie's Primary and High School are the catchment schools in the area, with private schools nearby including George Watson's College, Merchiston Castle School and George Heriot's School.





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