

# 25/2 Marchmont Road

EDINBURGH, EH9 1HY



*Spacious Two Bedroom Ground Floor Flat in  
Edinburgh's Highly Sought After Marchmont Area*



0131 524 9797



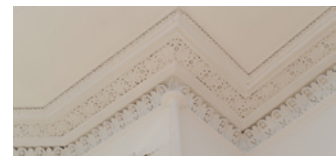
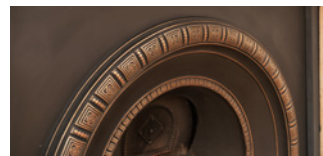
[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



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

McEwan Fraser Legal is delighted to present this two-bedroom ground-floor flat to the market. The property is in good condition and offers a unique opportunity to get a property with a private front garden in one of Edinburgh's most sought-after areas. The property is a short distance from one of Edinburgh's largest green spaces, the meadows offer multiple sporting facilities such as including golf and tennis to list but a few.

# THE LIVING ROOM & BOX ROOM



Inside, the property comprises:

- Fully equipped kitchen with freestanding white goods, integrated double oven with gas hob.
- Spacious living area overlooking the private front garden. With high ceilings and large windows, this room will not let you down. Accessed via the living room is a spacious box room which would make for an excellent home office or additional storage room.

# THE KITCHEN





- There is a main family shower room which is in good condition with mains shower and has a WC and wash hand basin.
- There are two generous double bedrooms which offer various possibilities for furniture arrangements.

## THE SHOWER ROOM



# BEDROOM 1



# BEDROOM 2

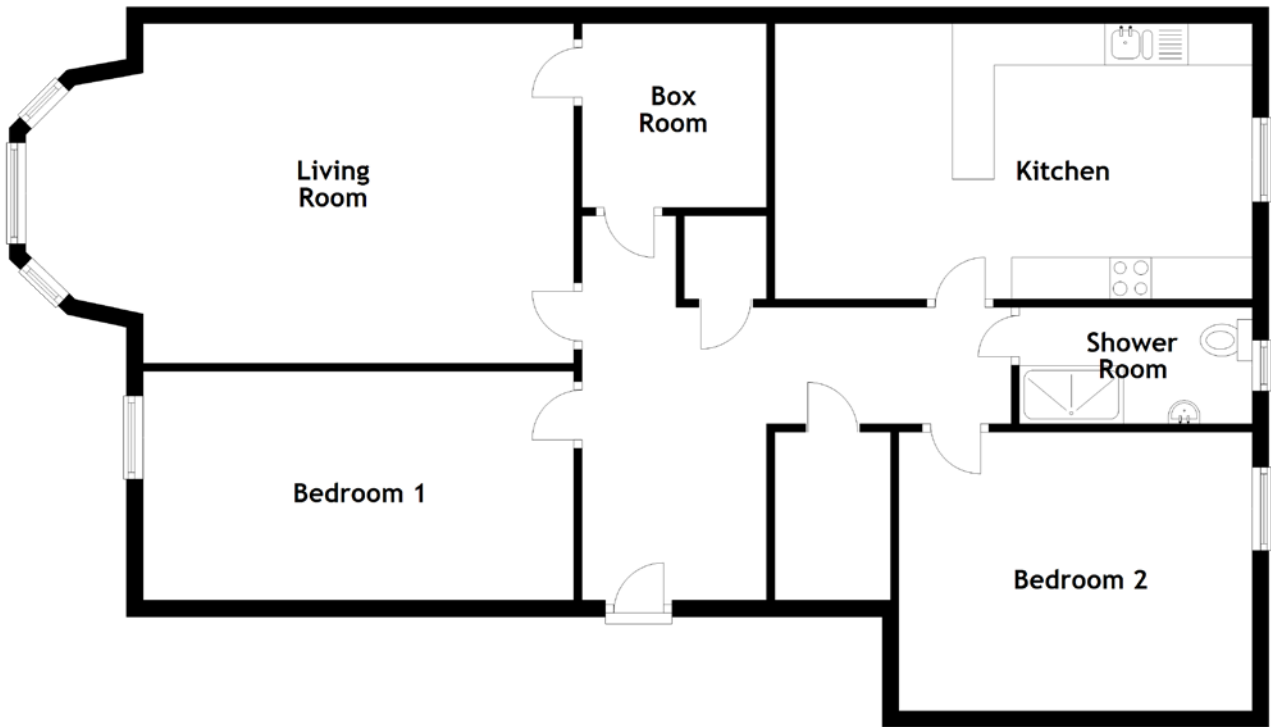


In addition, the property has gas central heating making for a warm home year-round.  
The property also benefits from residents' permit parking.

# EXTERNALS



# FLOOR PLAN, DIMENSIONS & MAP

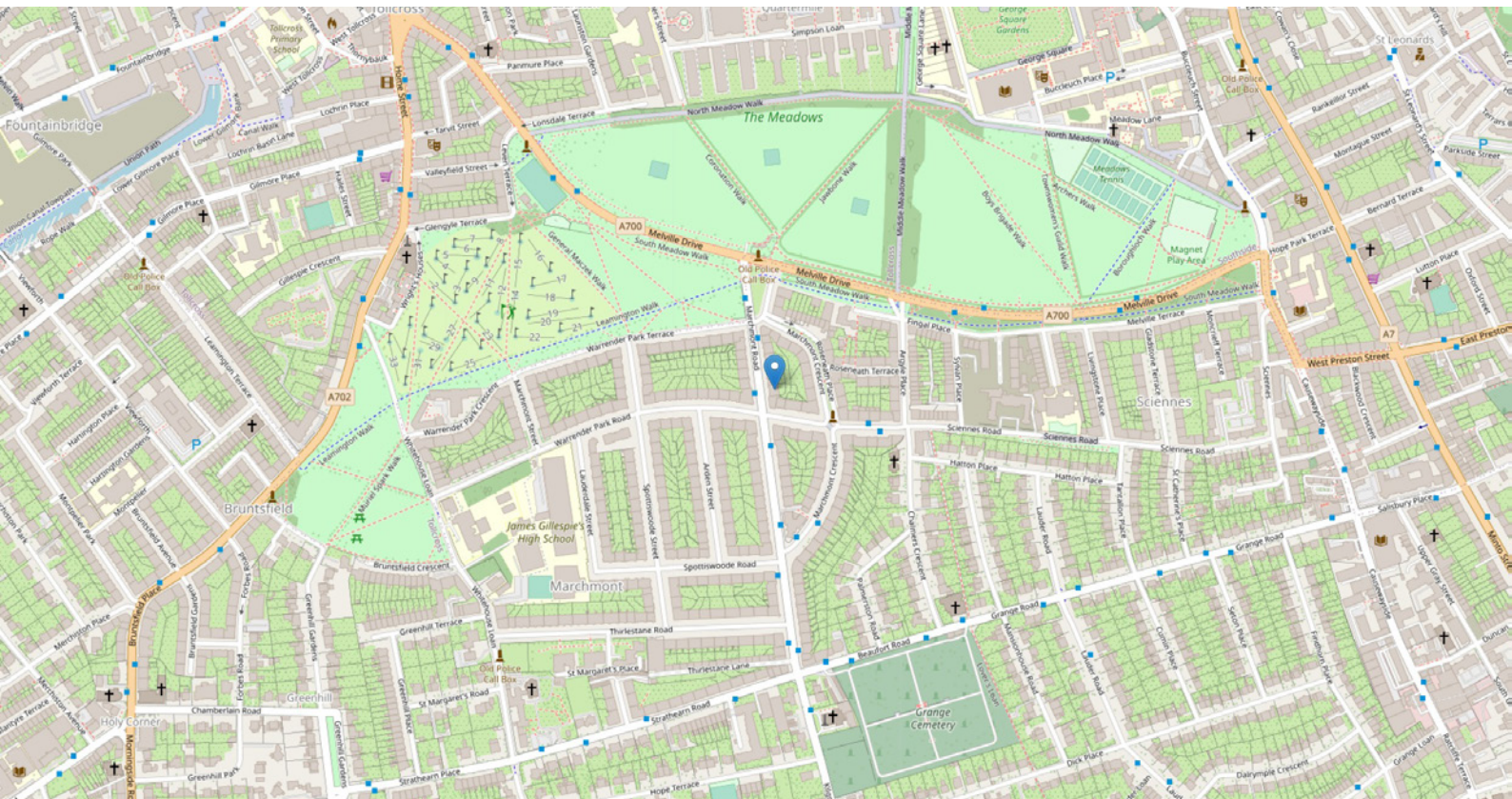


Approximate Dimensions  
(Taken from the widest point)

Living Room 6.59m (21'7") x 4.08m (13'5")  
 Box Room 2.22m (7'3") x 2.21m (7'3")  
 Kitchen 5.74m (18'10") x 3.31m (10'10")

Shower Room 2.80m (9'2") x 1.40m (4'7")  
 Bedroom 1 5.18m (17') x 2.75m (9')  
 Bedroom 2 4.25m (13'11") x 3.35m (11')

Gross internal floor area (m<sup>2</sup>): 100m<sup>2</sup>  
 EPC Rating: C





# 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 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**

Solicitors & Estate Agents

Tel. 0131 524 9797

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

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

Part  
Exchange  
Available



THE SUNDAY TIMES  
THE TIMES



Text and description  
**BEN STEWART CLARK**  
Area Sales Manager



Layout graphics and design  
**ALLY CLARK**  
Designer

**Disclaimer:** The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.