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*AN EXQUISITE BLEND OF CONTEMPORARY
LIVING AND PERIOD CHARM*



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McEwan Fraser is delighted to present this exceptional two-bedroom main-door flat to the market. Nestled within the highly coveted enclave of Marchmont, this flat presents an exquisite blend of contemporary living and period charm. The flat has thoughtfully preserved many period features, effortlessly blending history with contemporary design. Intricately detailed cornices, original floorboards, and elegantly proportioned rooms serve as a reminder of the property's rich past while harmoniously complementing modern living arrangements.

A beautiful sandstone path leads to the imposing front door. Upon entry, a warm and inviting hallway welcomes residents into a meticulously maintained home that seamlessly fuses modern comforts with timeless architectural elements. The property's excellent condition is evident throughout, reflecting a commitment to quality and meticulous upkeep.

The accommodation is focused on a spacious living room that enjoys huge levels of natural light that arrive through a large bay window. The living room has retained a wealth of period features including an ornate cornice and high skirting boards. A feature fireplace creates a natural focal point for the room. This space on offer will give the new owner plenty of flexibility to create their ideal living and entertaining space. There is a box room adjacent to the living room which offers excellent additional space for storage or a home office.





A well-appointed kitchen/diner seamlessly integrates modern appliances with classic design elements. There is ample prep and storage space for the aspiring chef. Laundry facilities are found in an attached utility room which also gives access to the rear garden.







The bedrooms are both large double with extensive floor space for a full suite of free-standing bedroom furniture. Again, there has been excellent retention of period features in both rooms. The internal accommodation is completed by the stunning bathroom which boasts full contemporary tiling and a three-piece white suite with a shower over the bath.





Bedroom 1





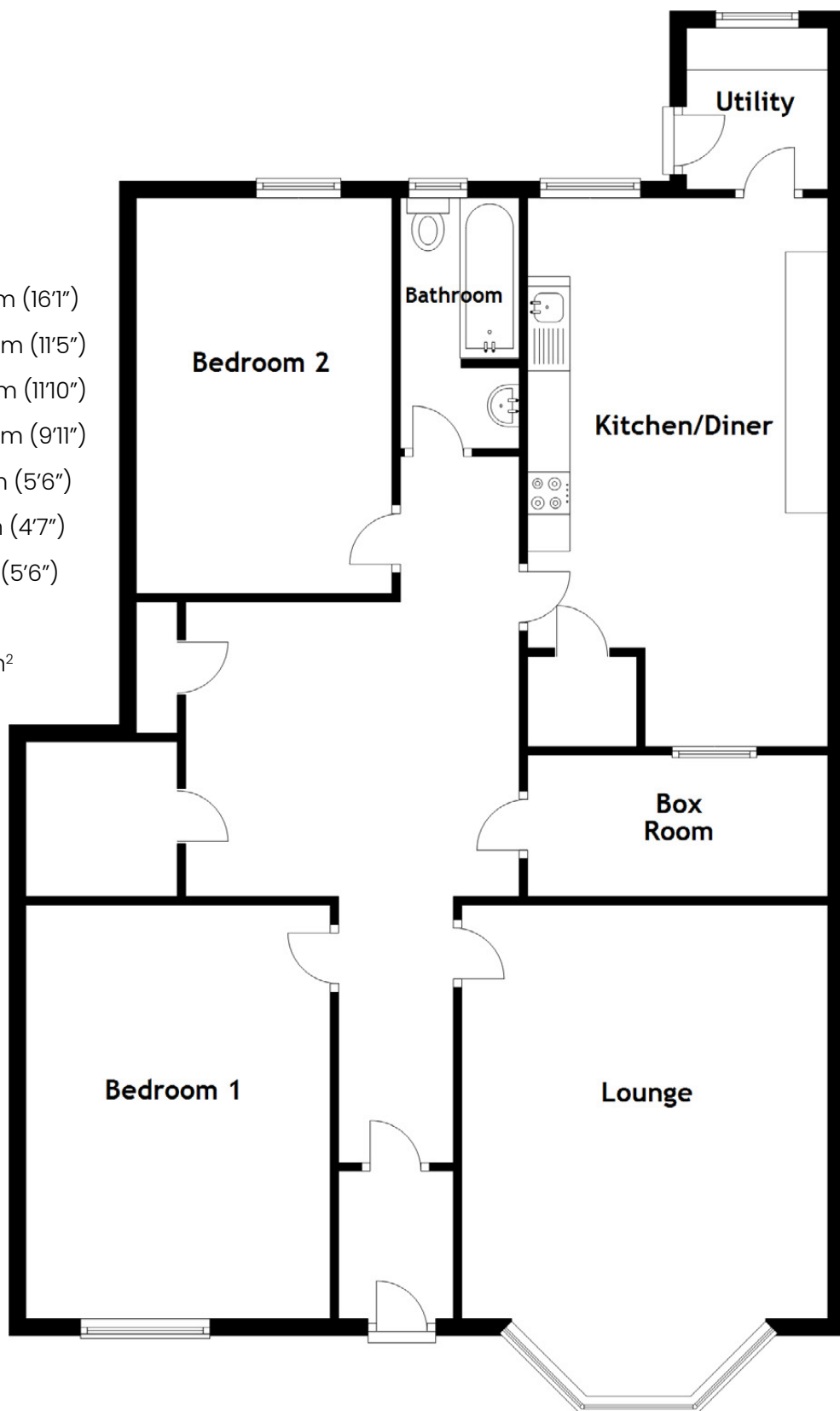


Approximate Dimensions
(Taken from the widest point)

Lounge	6.42m (21'1") x 4.90m (16'1")
Kitchen/Diner	6.49m (21'4") x 3.48m (11'5")
Bedroom 1	4.90m (16'1") x 3.60m (11'10")
Bedroom 2	4.68m (15'4") x 3.02m (9'11")
Box Room	3.48m (11'5") x 1.67m (5'6")
Bathroom	2.96m (9'9") x 1.41m (4'7")
Utility	1.91m (6'3") x 1.67m (5'6")

Gross internal floor area (m²): 129m²

EPC Rating: D





Externally, the property sits back from the street behind a private front garden. The garden is bordered by mature bushes for increased privacy and offers a delightful space for relaxation. Additionally, a shared rear garden extends the outdoor enjoyment, offering a communal green space for residents to unwind and socialize. In summary, this well-presented two-bedroom ground-floor main-door flat



in Marchmont encapsulates the epitome of refined living. With its excellent condition, private front garden, shared rear garden, and the retention of cherished period features, this residence offers a truly exceptional opportunity to embrace Edinburgh's iconic charm and cosmopolitan lifestyle. Viewing is highly recommended to fully appreciate the allure of this remarkable property.

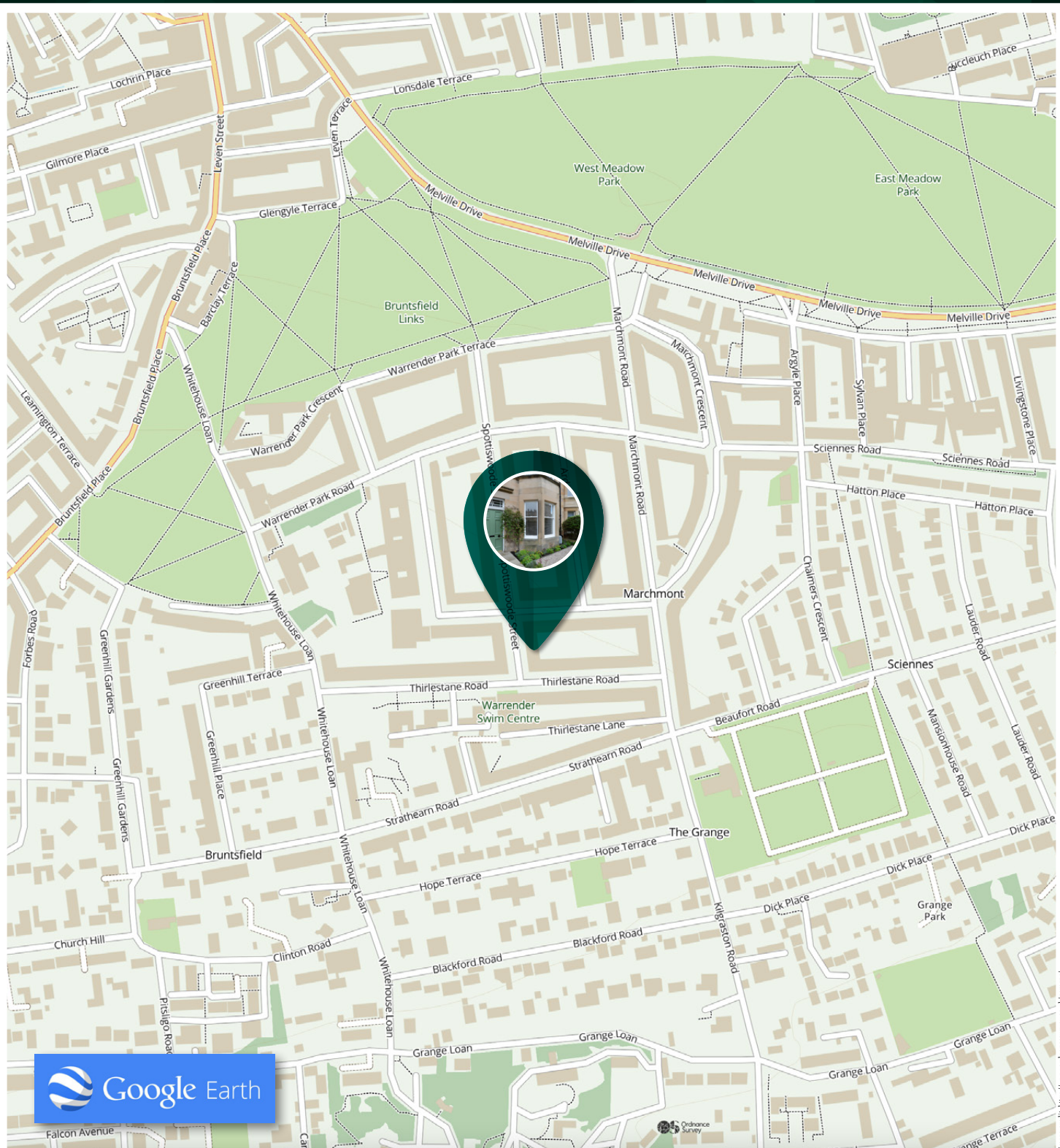


Marchmont is an extremely popular location which is situated approximately one mile south of Edinburgh's city centre. It offers a wide variety of local amenities including convenience and speciality shops, a bank, post office and chemist. In addition there are a number of coffee shops, bars and restaurants.

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.

The Location



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