

5 St. Margarets Place

MARCHMONT, EDINBURGH, EH9 1AY



*Two-bedroom mews style house in
Marchmont with garage below*



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Welcome to St. Margarets Place, Marchmont, where luxury and comfort await in this immaculate two-bedroom mews-style house. Ascend the stairs to your private sanctuary and step into the inviting hallway, setting the tone for what lies beyond.

THE LIVING ROOM

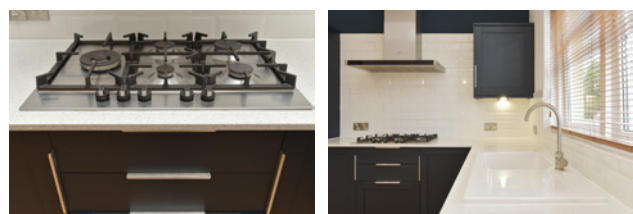


To your left, discover the heart of the home - an expansive open-plan kitchen and living area. This generous space seamlessly blends relaxation and culinary delights, perfect for both quiet evenings and entertaining guests.

THE KITCHEN



The modern fitted kitchen boasts sleek design and functionality, featuring a gas hob, integrated oven, and microwave, catering to all your culinary needs with style.

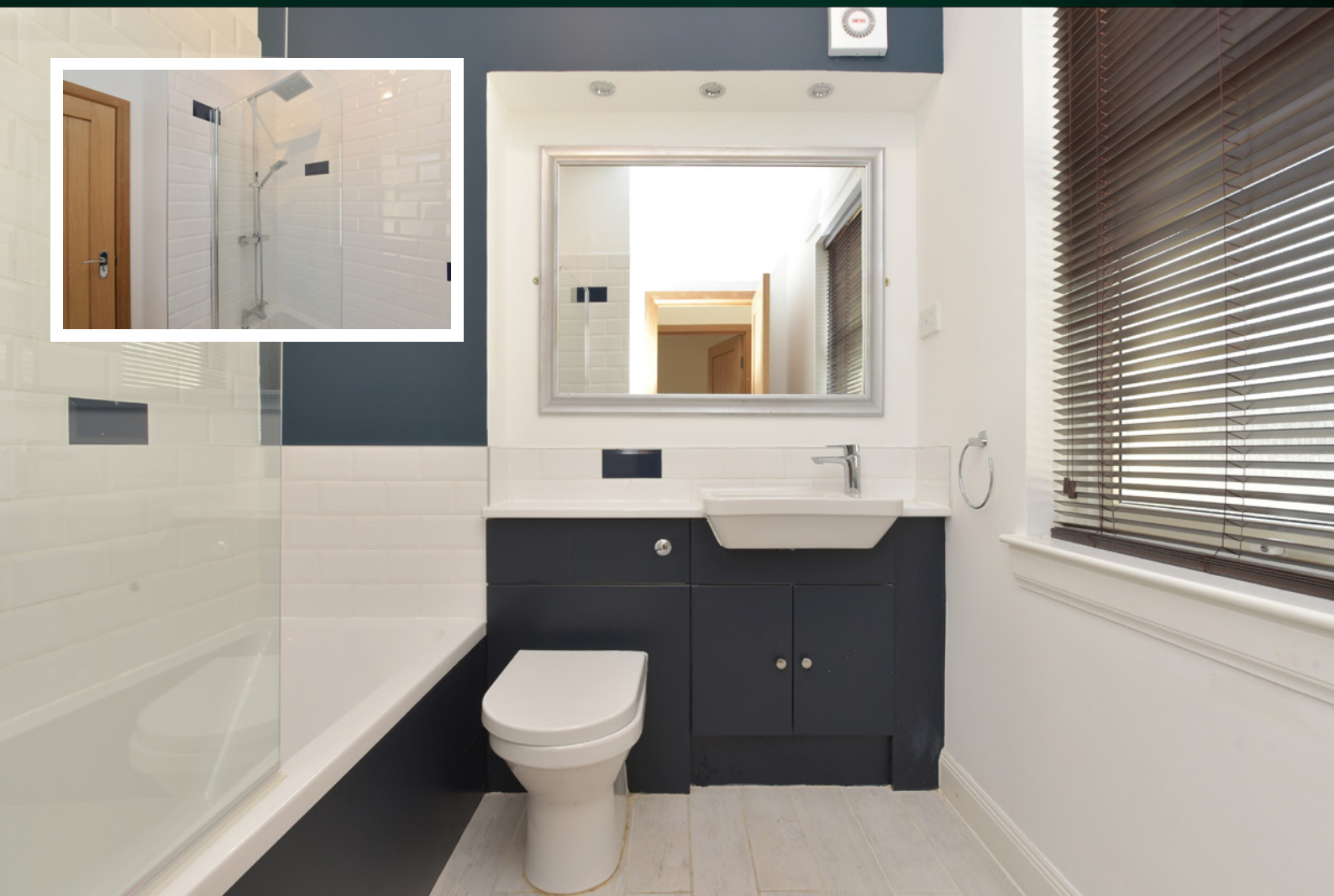
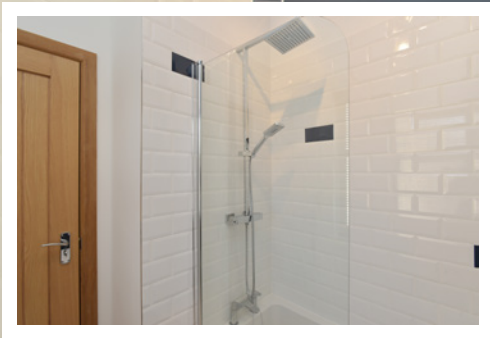




Venture to the opposite end of the property to find two spacious double bedrooms, offering ample space for rest and rejuvenation. The master bedroom is a sanctuary in itself, complete with a contemporary en-suite bathroom, providing a touch of luxury to your daily routine.

Completing this exceptional residence is a family bathroom, exuding modern elegance and providing convenience for everyday living. Below the property is a single garage.

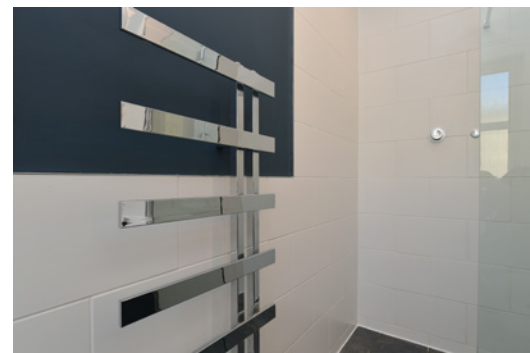
THE BATHROOM



BEDROOM 1



a contemporary en-suite bathroom, providing a touch of luxury to your daily routine



BEDROOM 2

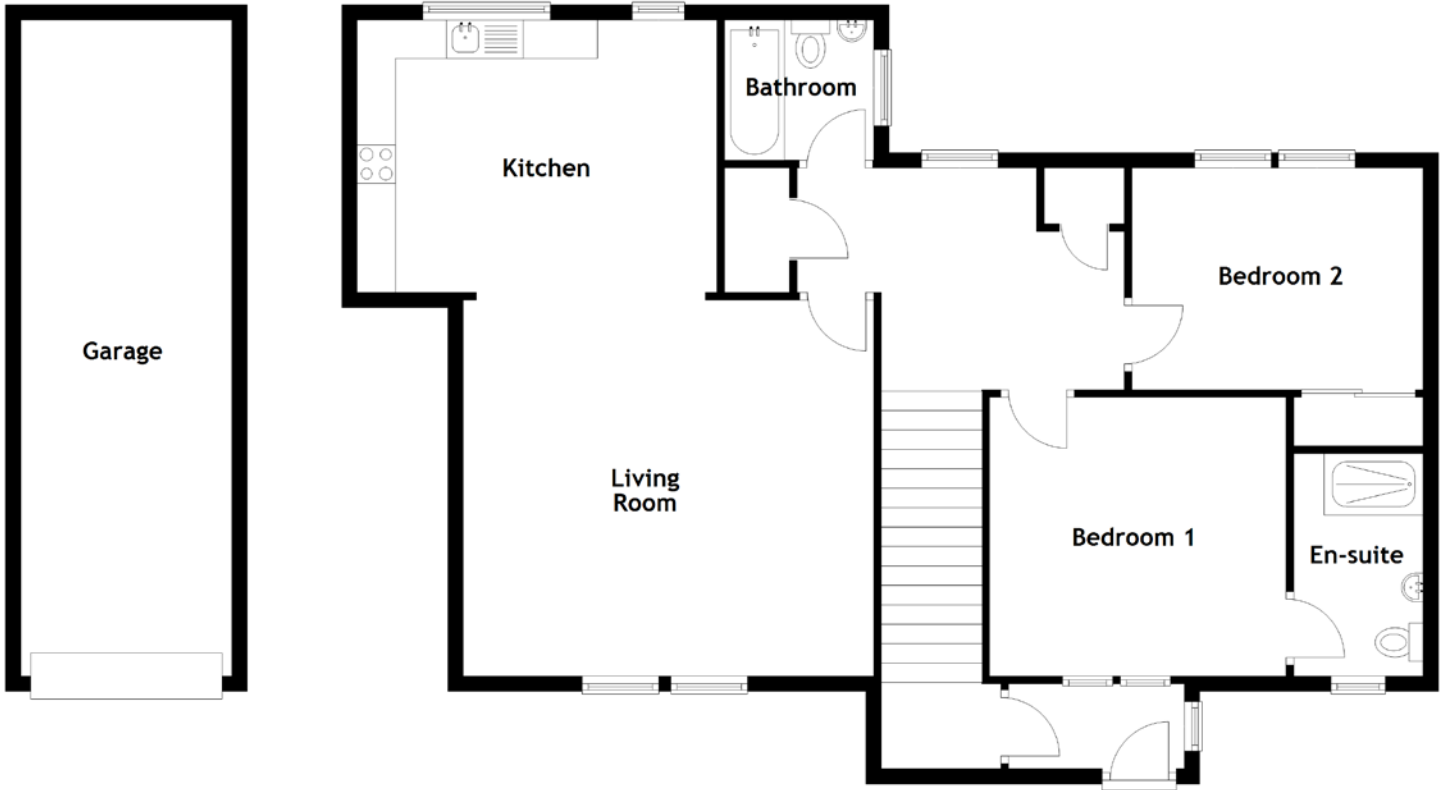


Experience the epitome of contemporary living in this meticulously maintained property, where every detail has been thoughtfully curated to elevate your lifestyle. Don't miss the opportunity to make St. Margarets Place your home sweet home.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

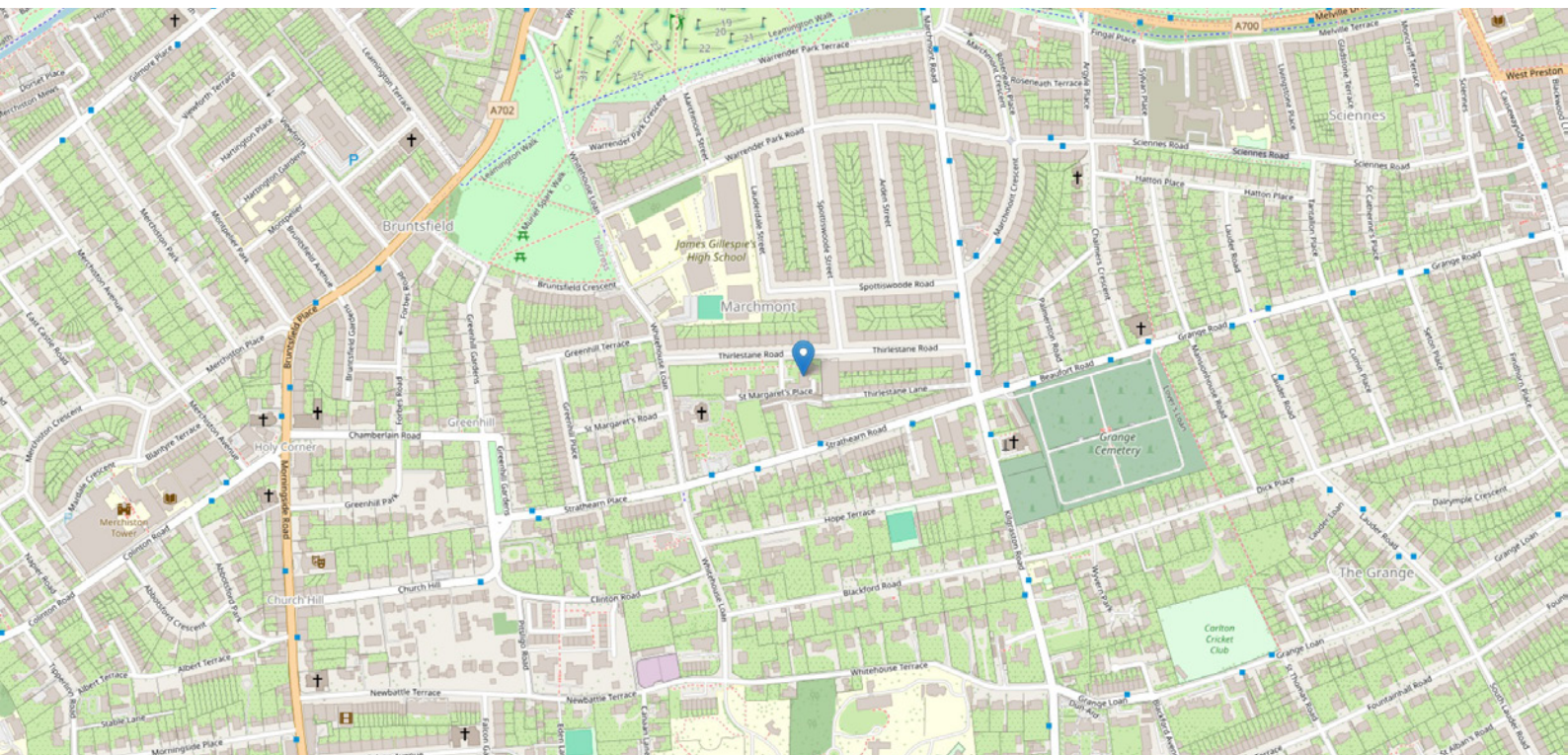


Approximate Dimensions (Taken from the widest point)

Living Room 5.35m (17'7") x 4.90m (16'1")
 Kitchen 4.69m (15'5") x 3.55m (11'8")
 Bedroom 1 3.87m (12'8") x 3.63m (11'11")
 En-suite 2.90m (9'6") x 1.69m (5'6")

Bedroom 2 3.79m (12'5") x 2.89m (9'6")
 Bathroom 2.00m (6'7") x 1.85m (6'1")
 Garage 8.86m (29'1") x 2.75m (9')

Gross internal floor area (m²): 106m²
 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.




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