



76 Marchmont Road, Edinburgh, EH9 1HR
A stunning generously proportioned main door flat.

URQUHARTS
EDINBURGH



This is a great opportunity to purchase a most attractive, well proportioned main door flat conveniently situated for access to the City Centre yet minutes walk from the green space of the Meadows. The property benefits from gas central heating and refurbished original sash and case windows as well as partial, modern double glazing and double glazed door to rear. It offers lots of space with three bedrooms and a box room which has been merged into the kitchen /dining area providing a bright family space. There are many original features including ornate and plain cornice work, deep skirting, sanded and polished wooden flooring and mosaic tiling in the vestibule. The sitting room has an attractive outlook over interesting buildings and a feature of the room is the carved oak mantelpiece complemented by a cast iron inset and tiled hearth. The large kitchen/dining room has been nicely fitted with units and shelving together with a butchers block work top. There is a generous size pantry cupboard together with a useful utility room. The dining alcove provides plenty of room for a large table and chairs. Two of the three bedrooms have delightful views of the communal garden which is child safe and laid to lawn. The property also benefits from a private front garden, as well as direct access to the large, well maintained back garden and a small orchard.



ACCOMMODATION

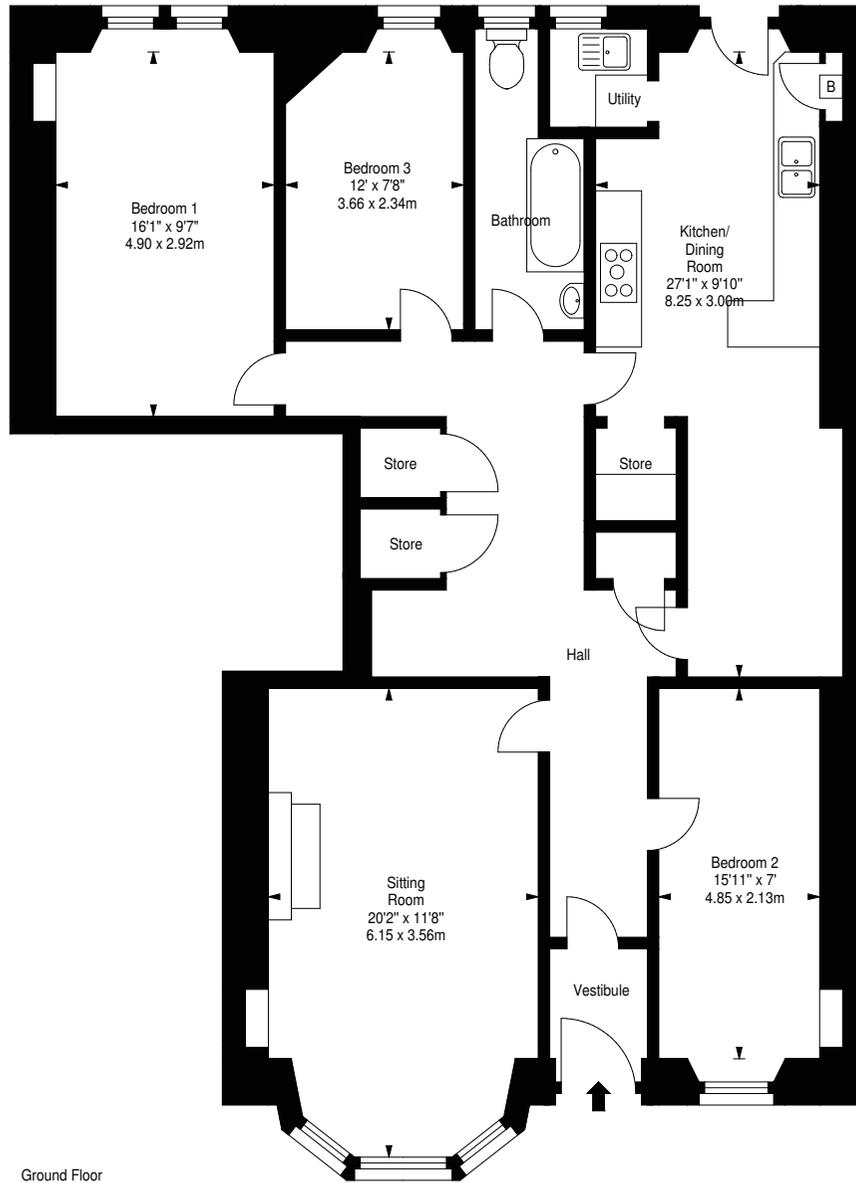
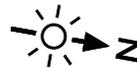
Entrance vestibule, Hall, Sitting room with bay window, Kitchen/dining room, Utility room, Three Bedrooms, Bathroom with white suite and shower. Excellent storage with lots of cupboards.

Private front garden. Permit parking and pay and display

76 Marchmont Road,
Edinburgh, EH9 1HR



Approx. Gross Internal Area
1238 Sq Ft - 115.01 Sq M
For identification only. Not to scale.
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Ground Floor



LOCATION

Marchmont is one of Edinburgh's most popular areas and is within comfortable walking distance of the City Centre. Together with neighbouring Bruntsfield and Morningside the area has a wonderful range of specialist shops, banking and postal services, bars and restaurants. A first class choice of leisure facilities in the area include theatres, cinemas, golf courses, swimming pool and the open spaces of The Meadows and Bruntsfield Links. Excellent schooling is available from nursery to senior level is in the catchment area for James Gillespie's Primary and Secondary School. Private schools in the area include George Watson's and George Heriot's. The property is within walking distance of the City's business and commerce centres at Lothian Road and Fountainbridge as well as Napier University on Colinton Road, Edinburgh College of Art and Edinburgh University. Regular bus services from Marchmont take you to the City Centre and surrounding areas and the City Bypass is within easy driving distance and provides access to the main motorway networks, Edinburgh Airport and the Forth Road Bridge.

INCLUDED IN THE SALE

Quality curtains, kitchen appliances, light fittings and 2 garden sheds are included in the sale

PRICE AND VIEWING

For price and viewing arrangements please telephone Urquharts 0131 556 2896

HOME REPORT

The Home Report is available at www.esc.com or by contacting Urquharts Property on 0131 556 2896 or email: property@urquharts.co.uk. All interested parties are advised to view the Home Report prior to viewing the property.

The property has an Energy Rating Category D



NOTES

1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.

2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.

3. All measurements are approximate and any plans are for guidance only and are not guaranteed.

4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.

5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.

6. These particulars are not intended to nor will they form part of any contract.

7. A Home Report is available upon request from Urquharts Property – please email property@urquharts.co.uk.

