



41/3 Marchmont Crescent
MARCHMONT | EDINBURGH | EH9 1HF

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Set on a quiet street in the heart of Marchmont, moments from artisan coffee shops, university buildings and the vast open green spaces of The Meadows is this spacious first floor apartment. Boasting opulent period features with a well-kept communal garden this property would make an ideal home or buy to let investment.

The accommodation comprises welcoming entrance hallway with two ample sized storage cupboards, a bright bay windowed lounge with detailed cornicing, a garden facing dining kitchen, two well-proportioned double bedrooms, a useful box room and the flat is completed by a bathroom with shower over bath.

- Traditional first floor apartment
- Charming Victorian tenement
- Moments from the Meadows
- Close to university buildings
- Welcoming hallway
- Bright bay windowed lounge
- Dining kitchen
- Two double bedrooms
- Useful box room
- Stylish bathroom

The property's contents are available by separate negotiation. EPC rating C.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Positioned just south of the city centre, Marchmont falls within the Marchmont, Meadows and Bruntsfield conservation area and represents one of the most desirable postcodes in the capital. The area is popular with students, professionals and families alike owing to its leafy setting adjacent to The Meadows and proximity to the city centre, financial district and university quarter. The area enjoys a vibrant blend of independent shops and branded retailers, artisan coffee shops, cafes, takeaways, bars, pubs and restaurants. There is also a Waitrose store and an M & S Food in neighbouring Morningside, and a Sainsbury's Supermarket at nearby Cameron Toll Shopping Centre. Sport and fitness enthusiasts are spoiled for choice when it comes to indoor and outdoor facilities: from a state-of-the-art gym and swimming facilities at the Royal Commonwealth Pool, to tennis courts and football pitches at the Meadows. The property falls within the catchment area for the highly regarded James Gillespie's Primary and High, and is also conveniently placed for a choice of independent schools. Marchmont is ideal for navigating the city on foot, and is also served by excellent public bus links and cycle paths for greener travel across the city.



