



Strathearn Road, Edinburgh, EH9

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## An **immaculate** three bedroom, main door apartment with private front and rear garden.

Situated in the highly desirable residential neighbourhood of Marchmont, this remarkable three bedroom main door garden flat is part of a classic Victorian tenement. The property is conveniently located within walking distance of the expansive green spaces of the Meadows and Bruntsfield Links, as well as a range of local amenities.



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Permit

EPC

TBC

**Offers Over**

£625,000

**Tenure**

Freehold

**Local Authority**

The City of Edinburgh Council

**Council Tax**

Band E

At the front of the flat, there is a private enclosed south-facing patio garden, offering generous space and abundant natural light. Upon entering the property, to the left, you find a charming bay-windowed sitting room. This space exudes character, with a beautiful fireplace, intricate cornicing, and custom-built bookshelves adding an elegant touch. Across the hallway lies the second bedroom, featuring ample storage space.

Towards the rear of the property, the principal bedroom and third bedroom overlook the serene back garden. Both bedrooms are spacious and offer excellent storage solutions. The hallway also provides access to two contemporary bathrooms. The large, open-plan kitchen and dining room is perfect for family gatherings and entertaining, with direct access to a private rear patio. This secluded terrace is ideal for outdoor entertaining, and also offers direct access to the expansive shared garden.

## Key features:

- Main door apartment with private gardens
- Located in a popular Marchmont address
- Three bedrooms
- Two bathrooms
- Updated to a high standard throughout
- Large kitchen/dining room with direct access to a private rear garden
- Bay fronted sitting room with fireplace
- Plenty of storage
- Access to a communal garden
- Permit parking

## Location

Strathearn Road is situated south of the city centre and within minutes of Bruntsfield Links. Local amenities are close by on Marchmont Road and Bruntsfield Place, with a host of independent shops and a Waitrose and M & S in nearby Morningside. There is a plethora of eateries and coffee houses. Within easy reach is a range of sporting and leisure activities, including Warrender Swimming Baths, the Kings Theatre and the Dominion Cinema. There are also excellent walking opportunities in Holyrood Park and The Meadows.









The property is well located for the city's universities and its public and private sector schooling, including James Gillespie's primary and secondary school, conveniently set around the corner from the property. Frequent bus services run nearby, and Edinburgh Waverley and Haymarket train stations are at close proximity. Edinburgh International Airport can be accessed within 9 miles and the by-pass is just a short drive away.

## Financial Guarantee/Anti Money Laundering

All offers to purchase the property (regardless of whether the offer is on a cash basis or subject to loan funding) must be accompanied with evidence of Source of Funds. This can be in the form of a bank statement showing the purchase price, a financial reference from a bank/funding source, or confirmation from a solicitor that the purchaser has sufficient funds to complete the purchase. In addition, the purchaser must supply certified copies of his/her passport and confirmation of residence in terms acceptable under anti money laundering (AML) legislation. These documents will be required for all individuals who will appear on the title once the transaction is complete.



## Approximate Gross Internal Floor Area

1321 Sq Ft - 122.72 Sq M

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



Ground Floor

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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