

Thirlestane Road
Marchmont
EH9





An interior designed main door flat with private south facing front garden and direct access to shared rear garden.



Description

Positioned on the ground floor of a handsome Victorian tenement, the flat is accessed via a private entrance into an impressive, large traditional hallway.

To the front of the property is the south-facing, bay fronted sitting room. Luxury carpet and Pierre Frey wallpaper offset the period marble, working fireplace, detailed cornicing and Edinburgh press, giving the room a sense of history and style. Across the hallway is the principal bedroom enjoying a modern en suite with Asagi soaking tub.

The stylish, contemporary walk in shower room, complete with Utopia basin and vanity, is set in the middle of the flat. Across the hall is a large, useful store cupboard.



To the rear of the flat, peacefully overlooking the rear garden, are two bedrooms, with bedroom three providing direct access onto a raised decked area and shared garden beyond.

The modern kitchen has been fitted using high quality fixtures and fittings including quartz work-surfaces, a Neff induction hob & extractor and a double oven/ grill. The double drawer dishwasher is Fisher + Paykel. The room, complete with a built in dining area has a lovely outlook onto the shared garden. There is also a useful pantry and utility room.

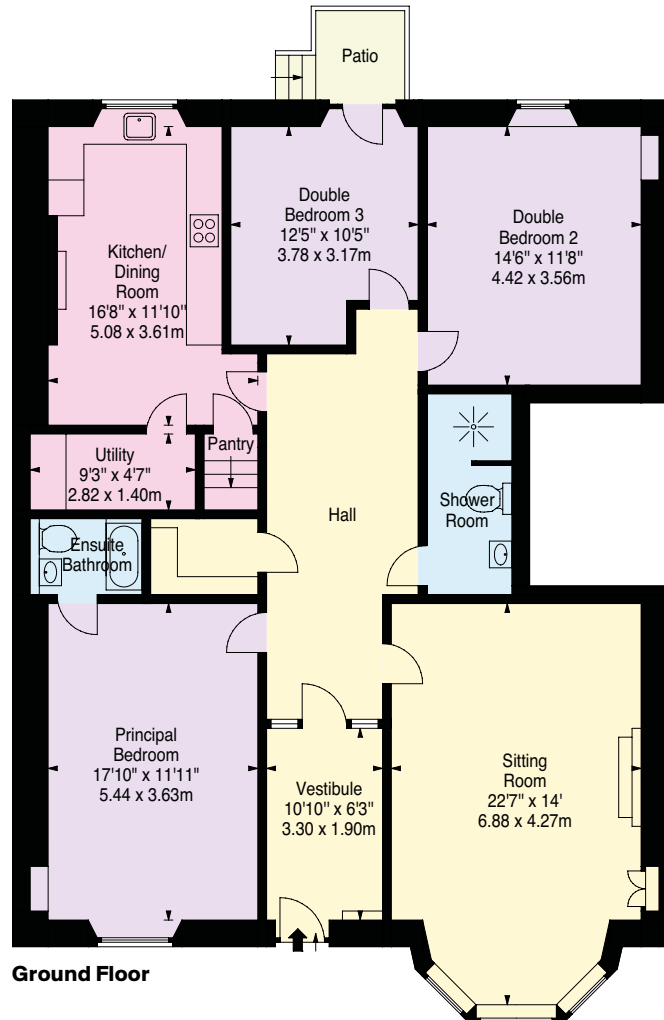
Key features:

- Located in a popular Marchmont address
- Main door flat with private south facing patio
- Direct access onto shared rear garden
- Bryce McKenzie Interior Design
- Pierre Frey wallpaper in sitting room and bedroom 2
- Three good sized bedrooms
- Bay fronted sitting room with working fireplace
- Luxury en suite bathroom and walk in shower with Ambient LED mirrors and Sento soft close toilets
- High specification kitchen/dining room
- Impressive period proportions
- Worcester Greenstar 8000 life boiler fitted in January 2021



**Approximate Gross
Internal Floor Area
1464 Sq Ft - 136.01 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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I would be delighted to tell you more.

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Location

Thirlestane 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.

Council Tax

Band F

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.



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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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