

Strathearn Road
Marchmont
EH9





An immaculate three-bedroom, main door flat with private front and rear garden.

Description

Located in the highly sought-after residential area of Marchmont, this truly impressive 3-bedroom main door garden flat forms part of a traditional Victorian tenement. The property lies within walking distance of the lovely open green spaces of the Meadows and Bruntsfield Links as well as a variety of local amenities and has been tastefully updated to a high standard by the current owners.

To the front of the property is a private enclosed south facing patio garden which benefits from plenty of space and light. On entering the property to the left, you have a bay fronted sitting room. The fireplace, detailed cornicing and bespoke bookshelves gives the room a sense of style. Across the hallway is the second bedroom enjoying ample space for storage. The stylish, contemporary walk in shower room is set in the middle of the flat whilst across from this are two useful hallway storage cupboards.





To the rear of the flat, peacefully overlooking the back garden is the principal bedroom, benefitting from an en suite with bath. Added to this there is a walk-in wardrobe providing plenty of space. Adjacent to this is the third bedroom that offers flexible use. The large open plan kitchen/ dining room has been fitted using the finest of materials. The room, complete with wooden flooring, opens directly into the private rear patioed garden. This private space is ideal for entertaining whilst there is direct access from here to the large shared garden.

Key features:

- Main door apartment with private gardens
- Located in a popular Marchmont address
- Three bedrooms
- Luxury en suite bathroom and walk in shower.
- Updated to a high standard throughout
- Bespoke 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





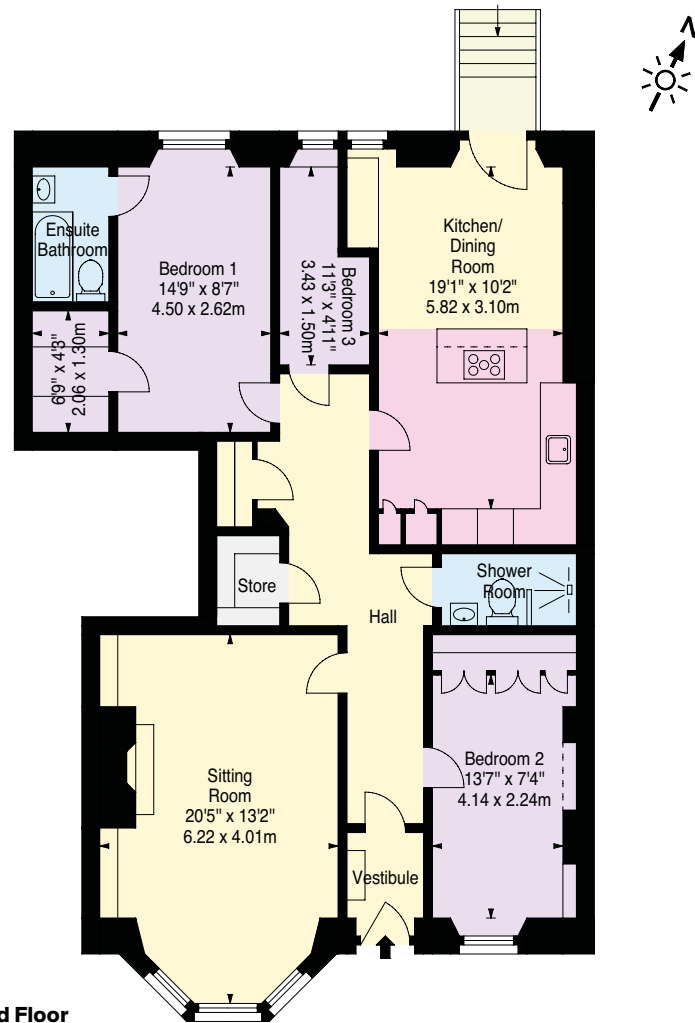
Location

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.



**Approximate Gross
Internal Floor Area
1138 Sq Ft - 105.72 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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Council Tax

Band E

Offers Over

£575,000



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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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