



70 MARCHMONT ROAD
MARCHMONT
EDINBURGH
EH9 1HS

OFFERS OVER
£475,000

 **CONNELL & CONNELL** *WS*
SOLICITORS AND ESTATE AGENTS

**STYLISH
AND SPACIOUS
MAINDOOR FLAT
IN AN EVER POPULAR
RESIDENTIAL AREA CLOSE
TO EXCELLENT LOCAL
AMENITIES AND
THE CITY
CENTRE**

VIEWING:
BY APPOINTMENT
TELEPHONE AGENTS
0131 524 3800 FOR
AN APPOINTMENT

Stylish and spacious maindoor flat in a traditional tenement building and set in the heart of Marchmont, a highly sought after residential area within easy walking distance of the City Centre and the historic Old Town. Marchmont, along with nearby Bruntsfield and Morningside, provide a great variety of independent cafes, coffee houses, artisan bakeries, and bistros. Additionally Tesco Metro, Waitrose, and an M&S Simply Food store are all close by.

There are various sport and leisure facilities in the area including Warrender Swimming Centre, The Meadows and Bruntsfield Links. Marchmont is within the catchment area for highly regarded James Gillespie's Primary School and James Gillespie's High School and is convenient for a choice of independent schools from nursery to senior level. There are regular bus services to various parts of the City and easy access to all major road networks.

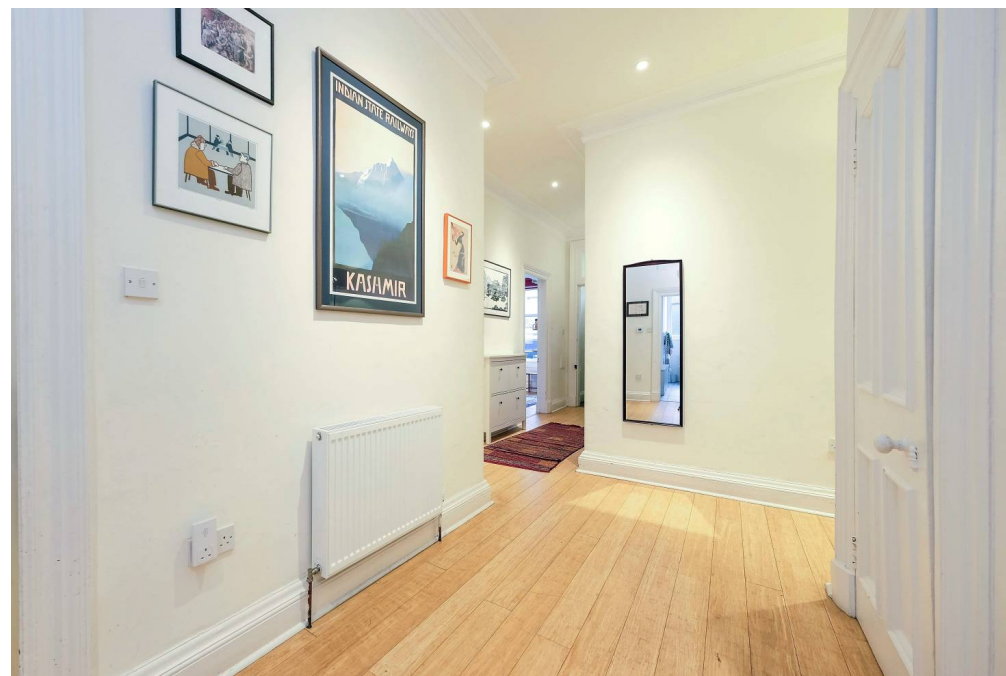
Internally the property is in excellent order throughout and benefits from gas central heating, sash and good storage facilities. The integrated kitchen appliances are included in the sale.

Private garden to front and large and well-maintained communal garden to rear



PROPERTY DETAILS

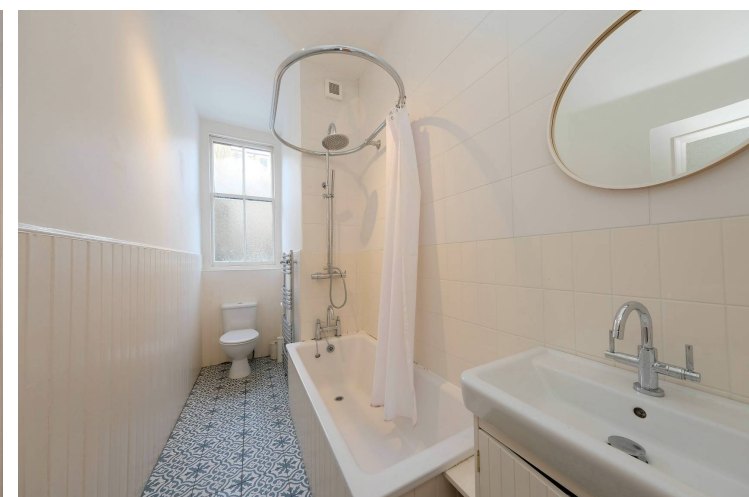
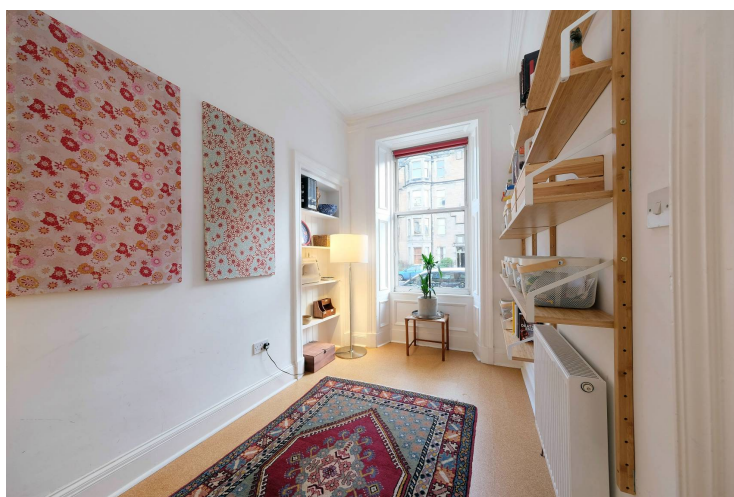
- * Vestibule with original tiled floor. Part glazed door to hall.
- * Welcoming and spacious Hall providing access to all rooms. Utility cupboard with plumbing for washing machine. Two shelved cupboards.
- * Bright and spacious Lounge with bay window to front. Shelved recess. Cornice and picture rail.
- * Large Dining Kitchen with fitted base units. Integrated gas hob, electric oven and hood. Integrated dishwasher. Large shelved pantry. Shelved recess. Ample work surfaces with integrated stainless steel sink. Space for dining table and chairs. Door to garden.
- * Utility Room with window to rear. Shelving. Space for fridge and freezer. Combi boiler.
- * Large Double Bedroom with twin sash and case windows to rear. Shelved recess. Decorative cornice. Picture rail.
- * Second Double Bedroom with window to rear. Cornice.
- * Third Double Bedroom with window to front. Clothes pulley. Shelved recess.
- * Versatile Boxroom suitable for a variety of uses. Borrowed light from kitchen.
- * Family Bathroom with white three-piece suite comprising bath with mixer shower above, wash hand basin and WC. Part wood panelled. Extractor. Window to rear.



EXTERNAL

Private and enclosed front garden laid mainly with decorative stones for ease of maintenance. The property has direct access to a large and well maintained communal garden featuring a large lawn bordered by established plants, shrubs and trees. There is a decked area with space for garden furniture.

Resident permit parking is available on application to the City of Edinburgh Council.



Energy Efficiency Rating: C



Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of rooms and any other items are approximate and no responsibility is taken for any error or omission. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Photographs and Floorplan by Mike Dooley Photography 07730560286



Note: Measurements are for general guidance only and are not warranted. These particulars do not form part of any contract. The floor plan is for illustrative purposes only and as such is not drawn to scale.



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* Please contact us for a free consultation or valuation

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