

76/5 Marchmont Crescent, Edinburgh, EH9 1HD
OFFERS OVER £385,000



MONARCH
LEGAL



Nestled within Edinburgh's sought-after Marchmont district, Marchmont Crescent presents a bright and spacious two-bedroom second-floor flat, occupying part of an attractive traditional tenement building. This well-appointed property, just a leisurely stroll away from the bustling City Centre, boasts a remarkable blend of contemporary finishes and period features, exemplifying exceptional standards throughout. The residence offers access to a meticulously maintained communal garden at the rear of the building, providing a tranquil retreat.

The kitchen, designed for both functionality and style, features a suite of high-end appliances including an integrated fridge freezer, Neff fan-assisted oven, Neff combination oven (micro/convection), Miele cooker hood, AEG induction hob, integrated dishwasher, integrated washer/dryer, and a wine fridge.

The property further boasts a Valiant boiler installed in 2018, recently serviced in early November 2023. Notably, the underfloor heating, individually controllable through the Nest controller in each zone, ensures comfort in every room. The living room and kitchen are enhanced with electronic dimmer switches for lights, fostering a customizable ambiance. The windows are all double glazed and in wooden sash and case frames.







The sale includes custom-made Roman blinds for each room and light fittings in all areas, excluding the living room's distinctive striped light fitting.

The property also has a private lockable lower-ground-floor cellar for exclusive use, which can house several bikes.



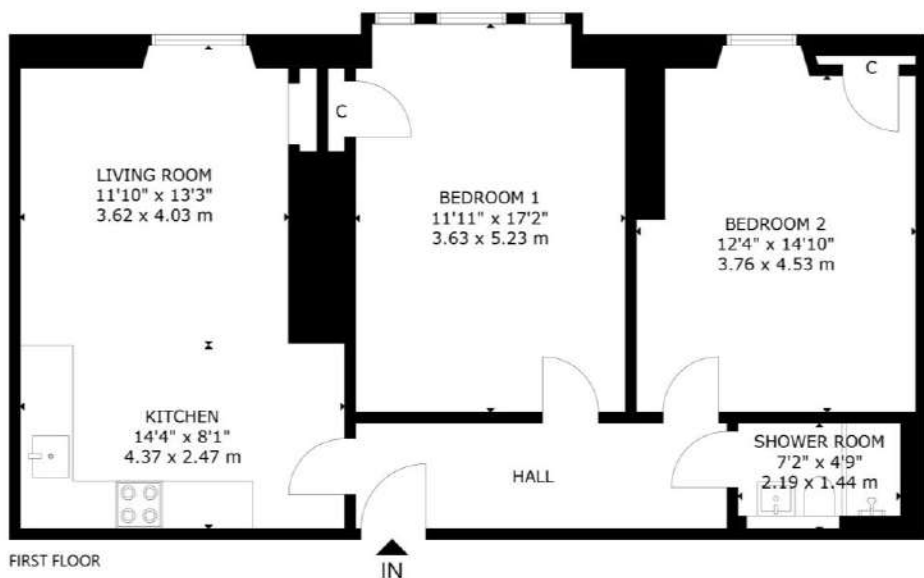






LOCATION

Marchmont stands out as a highly desirable locale, approximately a mile south of Edinburgh's city centre. Residents can enjoy a plethora of local amenities, from convenience and specialty shops to various coffee shops, bars, and restaurants. The property's proximity to the Meadows and Bruntsfield Links adds recreational allure, with facilities such as children's playgrounds, tennis courts, a bowling green, and a pitch and putt. Nature enthusiasts will appreciate nearby walks on Blackford Hill, Hermitage of Braid, and in the Pentland Hills. The city centre is easily accessible by foot or bus, making Marchmont Crescent an ideal residence for those seeking a harmonious blend of urban convenience and tranquil living.



212-76 MARCHMONT CRESCENT, EDINBURGH EH9 1HD
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 639 SQ FT / 78 SQ M
All measurements and fixtures including doors and windows are
approximate and should be independently verified.
Copyright © Nest Marketing
www.nest-marketing.co.uk



0131 644 6060



sales@monarch-legal.co.uk



monarch-legal.co.uk

Misrepresentations

The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contract in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property. Any error, omission or mis-statement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.