




McEwan Fraser Legal

Solicitors & Estate Agents

0131 524 9797

47/3 Marchmont Crescent

MARCHMONT, EDINBURGH, EH9 1HF

LOCATION



The Meadows



View of Arthurs Seat and the street to The Meadows

Marchmont is a much respected residential district lying to the south of the city centre between two equally sought after districts, Sciennes and Bruntsfield. This is an exclusively residential district with a wide variety of superb architectural styles, concentrating greatly on turrets and spires, dormers and corbie steps.

Throughout the district, there are a number of small shops providing most daily requirements. There is a good concentration of these facilities very near the junction of Marchmont Road and Warrander Park Road. Within the district is a choice of banking, building society and Post Offices services. However, excellent facilities are very near at hand at either Tollcross, Bruntsfield or Newington. Bruntsfield might be a favoured choice, as many would consider this area to be one of the city's best served suburban shopping centres. It is also an easy matter to travel to the Cameron Toll Shopping Centre, which trades seven days a week, within a fully enclosed shopping mall.

Edinburgh's formal entertainment facilities tend to be highly concentrated in the Tollcross/Lothian Road area. Here there are theatres and cinemas, all manner of restaurants and bars, indoor sports facilities and health clubs. These are all situated within walking distance or, perhaps, with a four or five minute taxi ride away. For those who prefer wide open spaces, the Meadows offer extremely pleasant walks, with Blackford Hill and Arthur's Seat/Queen's Park within very easy reach. The climb to the top of either of these hills is rewarded by some superb views of the entire City.





LOUNGE & KITCHEN



McEwan Fraser Legal are delighted to present this fabulous, executive four bedroom duplex apartment to the market, well situated within ever popular area of Marchmont in Edinburgh. This wonderfully spacious, comfortable and beautifully presented family accommodation over two floors is sure to appeal to the discerning buyer.

The development was completed in spring 2014 by AMA homes and provides beautiful one, two and three bedroom apartments in this former school that was originally constructed in 1882 by Scottish architect Robert Wilson.

The property offers flexibility throughout and currently boasts a fantastic open plan lounge/dining/kitchen area to the rear section of the ground floor which is flooded with light thanks to the glass surrounds. This layout offers the buyer a multitude of choices in deciding on how to use the fabulous space on offer.

Internally this accommodation is in excellent decorative order, briefly comprising of an entrance hallway providing access to all rooms and glass staircase to the upper level.

The stunningly spacious open plan lounge/dining/kitchen area is sure to appeal to any buyer as a space like this is rarely available in any property let alone a property of this style. The space is flooded with light thanks to three large windows looking up Marchmont road as well as a further three looking east and west. This space as one can imagine is flooded with light while the double height ceilings provide a heavenly atmosphere.

The immaculate fitted kitchen is well equipped and is fitted with a range of base and wall mounted units. A number of quality integrated appliances including built-in microwave, induction hob, cooker hood, oven, automatic washing machine/tumble drier and dishwasher along with the stunning worktops are sure to aspire to any aspiring chef.



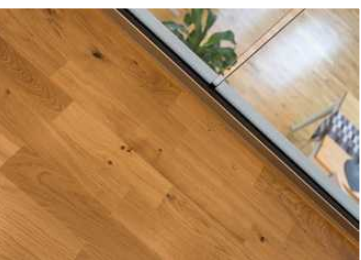
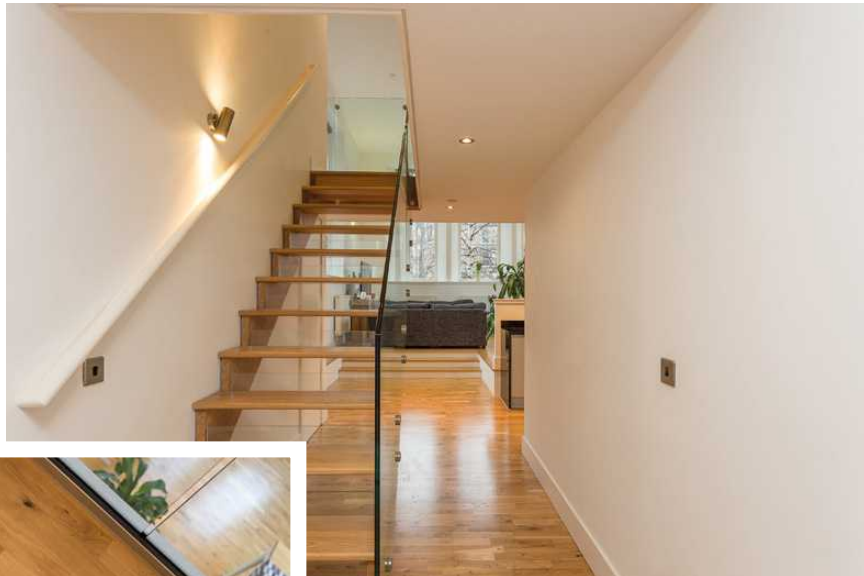
BEDROOMS



Two bedrooms, both with built-in storage cupboards can also be found on this floor and a luxurious fully tiled three piece bathroom.

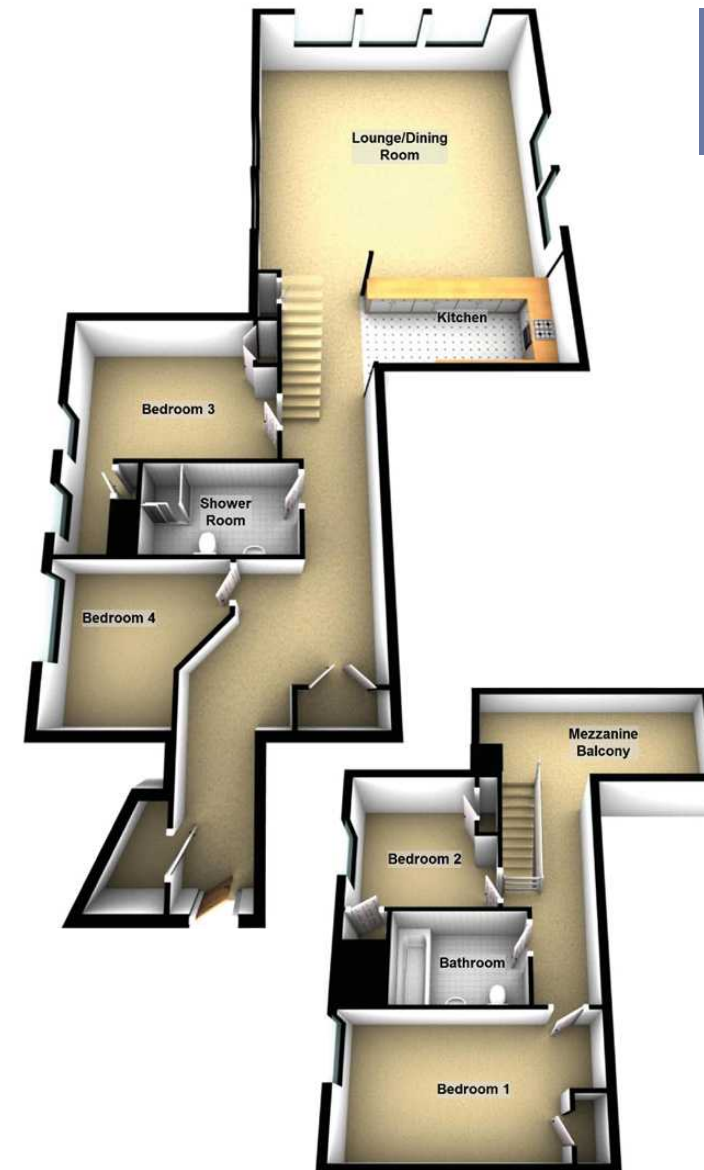
The first floor provides access to a mezzanine floor that is currently used as a home study while the further two double bedrooms again with built-in wardrobe space that are again flooded with light thanks to the traditional large windows. The property is completed by having a spacious, partly tiled, three-piece bathroom. This property also benefits from, gas central heating, full double glazing and secure entry system.

Viewing of this property is highly recommended to appreciate the quality of property on offer.



MEZZANINE BALCONY

BATHROOM & SHOWER ROOM



FLOOR PLAN

Approximate Dimensions
(Taken from the widest point)

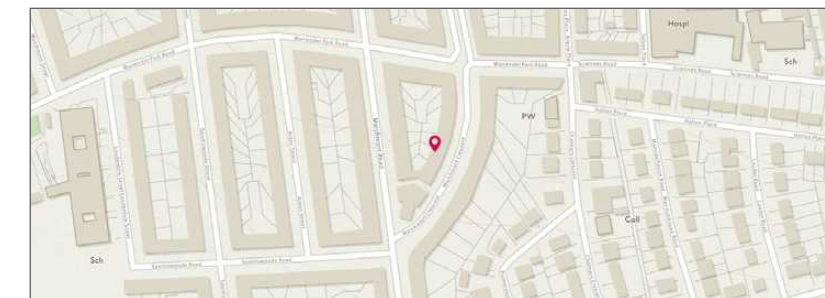
Lounge/Dining Room	8.46m (27'9") x 6.14m (20'2")
Kitchen	4.14m (13'7") x 2.71m (8'11")
Bedroom 1	5.25m (17'3") x 2.91m (9'7")
Bedroom 2	3.20m (10'6") x 3.07m (10'1")
Bedroom 3	4.24m (13'11") x 3.07m (10'1")
Bedroom 4	3.36m (11') x 3.04m (10')
Bathroom	2.80m (9'2") x 1.98m (6'6")
Shower Room	2.98m (9'9") x 1.97m (6'6")

Gross internal floor area (m²) - 170 m²

EPC Rating - C

Extras
(Included in the sale)

The fitted carpets and floor coverings, microwave, induction hob, cooker hood, oven, automatic washing machine/tumble drier and dishwasher. Please note that other items may be available by separate negotiation.






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Tel. 0131 524 9797
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
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Text and description
SCOTT CAMERON
Surveyor



Professional photography
PHILIP STEWART
Photographer



Layout graphics and design
ALLY CLARK
Designer