

12/2 Sylvan Place

MARCHMONT, EDINBURGH, EH9 1LH



3 BEDROOM
GROUND FLOOR FLAT



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Nestled in the picturesque and highly sought-after neighbourhood of Marchmont, Edinburgh, this well-maintained three-bedroom ground-floor flat epitomizes comfortable city living at its finest. Boasting a prime location, modern amenities, and timeless charm, this property offers an exceptional opportunity to own a piece of this historic and vibrant community.

The open and airy living room is flooded with natural light from an attractive bay window creating an inviting ambience. It offers ample space for versatile seating arrangements and showcases many original features such as ornate cornicing and a fireplace.





The well-appointed kitchen features sleek counter-tops, modern appliances and ample storage space.



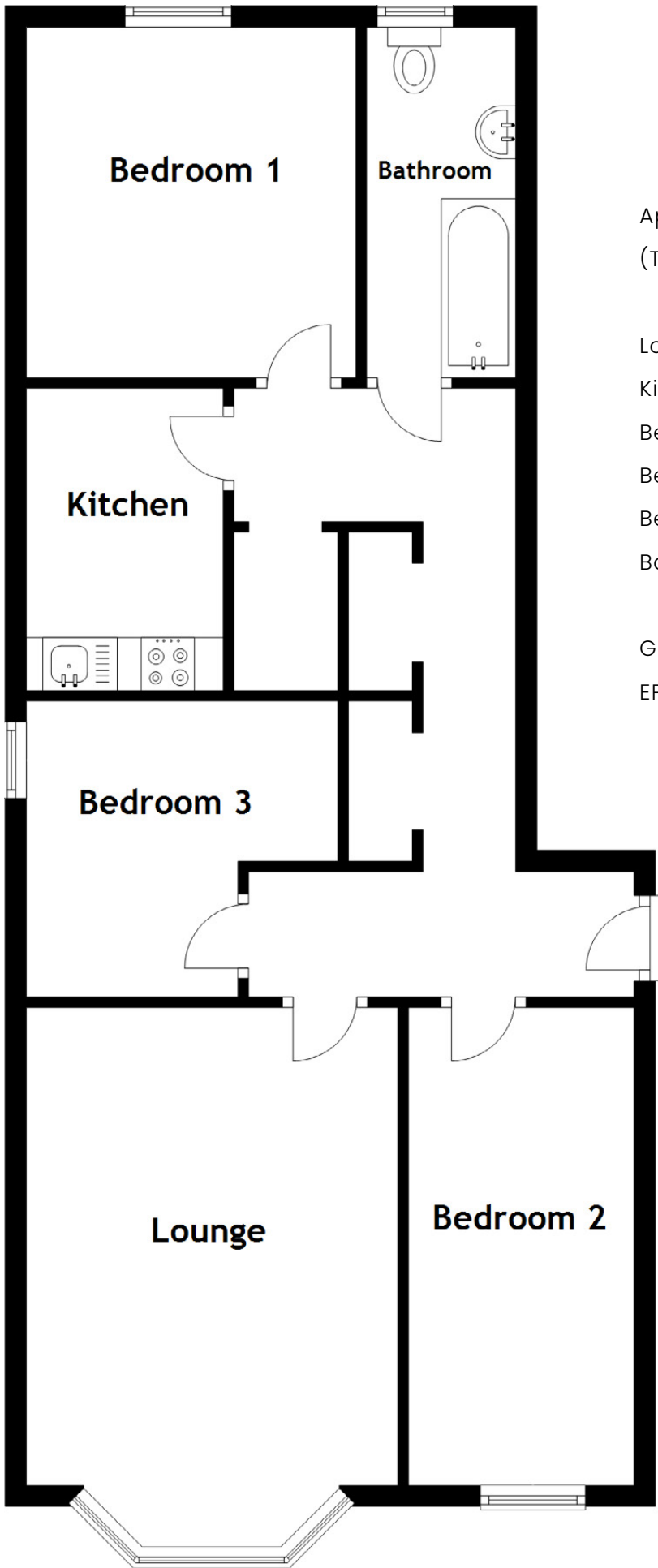
The property comprises three generously sized bedrooms, each thoughtfully designed to provide ample space for relaxation and rest. These rooms offer versatility for various uses, such as a home office or guest room. The bathroom features contemporary fixtures and a clean, crisp design. It's a serene space to unwind and rejuvenate.

This ground-floor flat has been meticulously maintained and is in excellent condition throughout, ensuring a move-in-ready experience for its future occupants.









Approximate Dimensions
(Taken from the widest point)

Lounge	5.57m (18'3") x 3.16m (10'4")
Kitchen	2.84m (9'4") x 1.85m (6'1")
Bedroom 1	3.30m (10'10") x 3.10m (10'2")
Bedroom 2	4.49m (14'9") x 2.12m (6'11")
Bedroom 3	2.93m (9'7") x 2.78m (9'1")
Bathroom	3.30m (10'10") x 1.40m (4'7")

Gross internal floor area (m²): 72m²

EPC Rating: D



The property benefits from access to a private front garden area and communal rear garden, ideal for enjoying the outdoors, gardening, or hosting outdoor gatherings. This property is perfect for families, professionals, or anyone seeking a peaceful and connected Edinburgh lifestyle. Its ground floor location makes it accessible for all age groups. Experience the essence of Marchmont living in this remarkable ground-floor flat. Don't miss the opportunity to make it your own. Contact us today to arrange a viewing and discover the comfort, convenience, and charm that await you in this exceptional property.

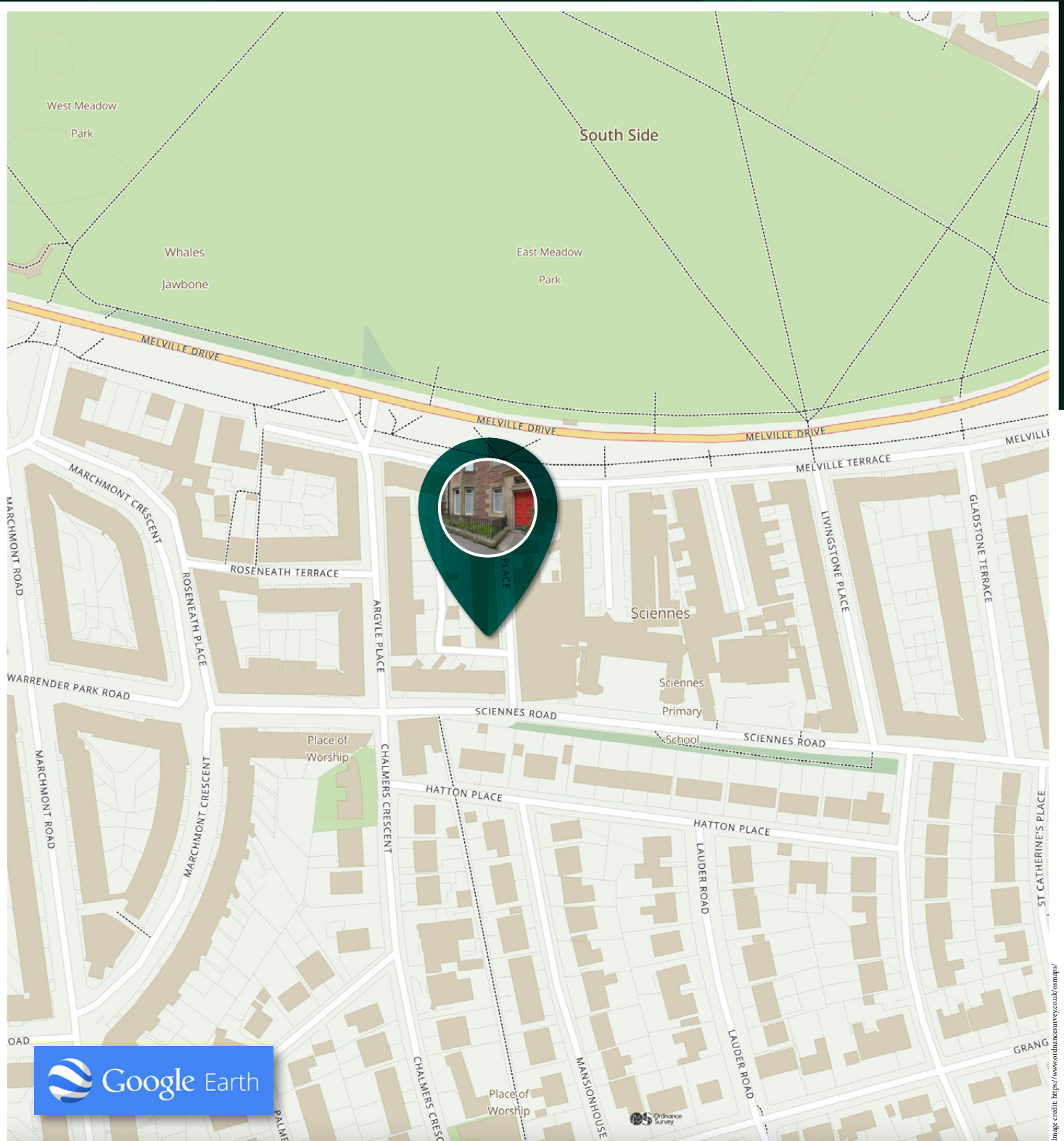
The Property



Marchmont is an extremely popular location which is situated approximately a mile south of Edinburgh's city centre. It offers a wide variety of local amenities - convenience and speciality shops and services including hairdressers, doctors, dentists, and chemists. Also pubs, trendy cafes, fast food outlets, independent wine merchants and popular restaurants whose reputation extends beyond the area. Because of these facilities and location, Marchmont is a very sought after area for young professionals, students and families - there are excellent state primary and secondary schools in the area, as well as private schools.

The property is a short walk from the Meadows and Bruntsfield Links where you will find children's playgrounds, tennis courts, a short hole golf course and cricket pitches. Excellent walks can be found on the nearby Blackford Hill, the Hermitage of Braid and Holyrood Park. The Warrender Swim Centre is a short walk away and the Meadows are perfect for jogging and other leisure activities. There are three regular bus services running through Marchmont going to the City, Morningside shopping area and the Royal Infirmary. The city bypass is nearby, and this connects to the motorway network for easy exit from the city in all directions.

The Location



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Part
Exchange
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THE SUNDAY TIMES
THE TIMES



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