

72/5 Marchmont Road

EDINBURGH, EH9 1HS



INVESTMENT OPPORTUNITY 4 BEDROOM TOP FLOOR HMO FLAT IN THE HEART OF MARCHMONT



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McEwan Fraser Legal is delighted to present this stunning top-floor, four-bedroom tenement flat with a box room, situated in the highly sought-after Marchmont area of Edinburgh. Tenanted buy-to-let investment. Filled with character, this beautiful property boasts classic period features, high ceilings, and a lot of natural light. The welcoming stairwell, with its bright green entrance and large skylight, sets the tone for the airy and spacious feel of the home.

Inside, the bright hallway leads to a well-fitted kitchen, featuring ample storage, an integrated gas cooker and oven, and a handy utility room with a sink and washing machine. The pale-tiled bathroom is sleek and modern, complete with a heated towel rail and a walk-in shower.

The Property

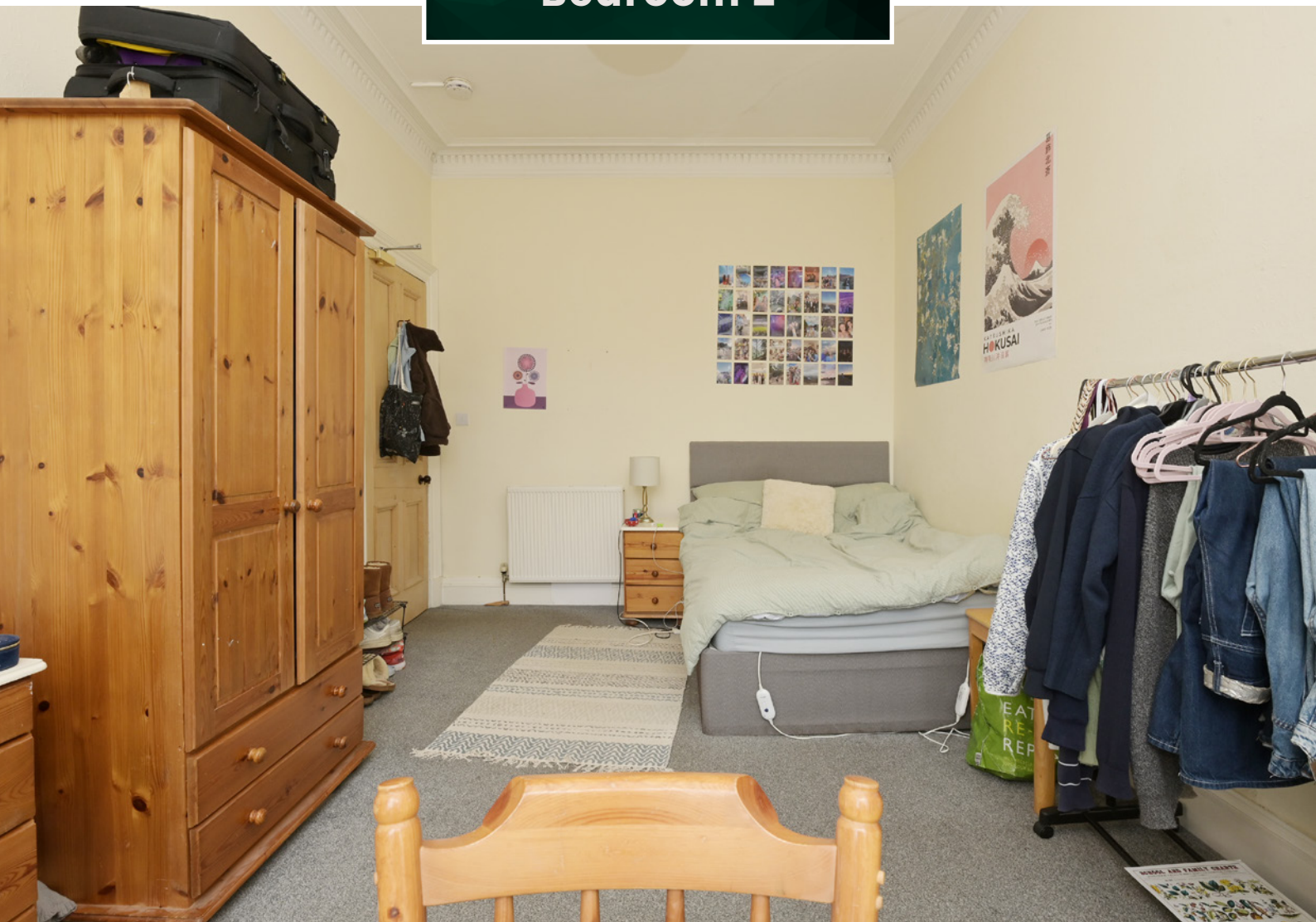


Each of the four generous bedrooms is bright and inviting, with beautiful period details throughout. Bedroom one showcases a large sash window and elegant cornicing, while bedroom two benefits from three massive windows, intricate cornicing, a striking fireplace with original tiling, and a built-in bookshelf. Bedroom three features another charming fireplace, adding to its character, and bedroom four offers large windows and built-in bookshelves. The versatile box room, with its internal windows, could serve as a home office, guest room, or additional storage space.





Bedroom 2





Bedroom 3



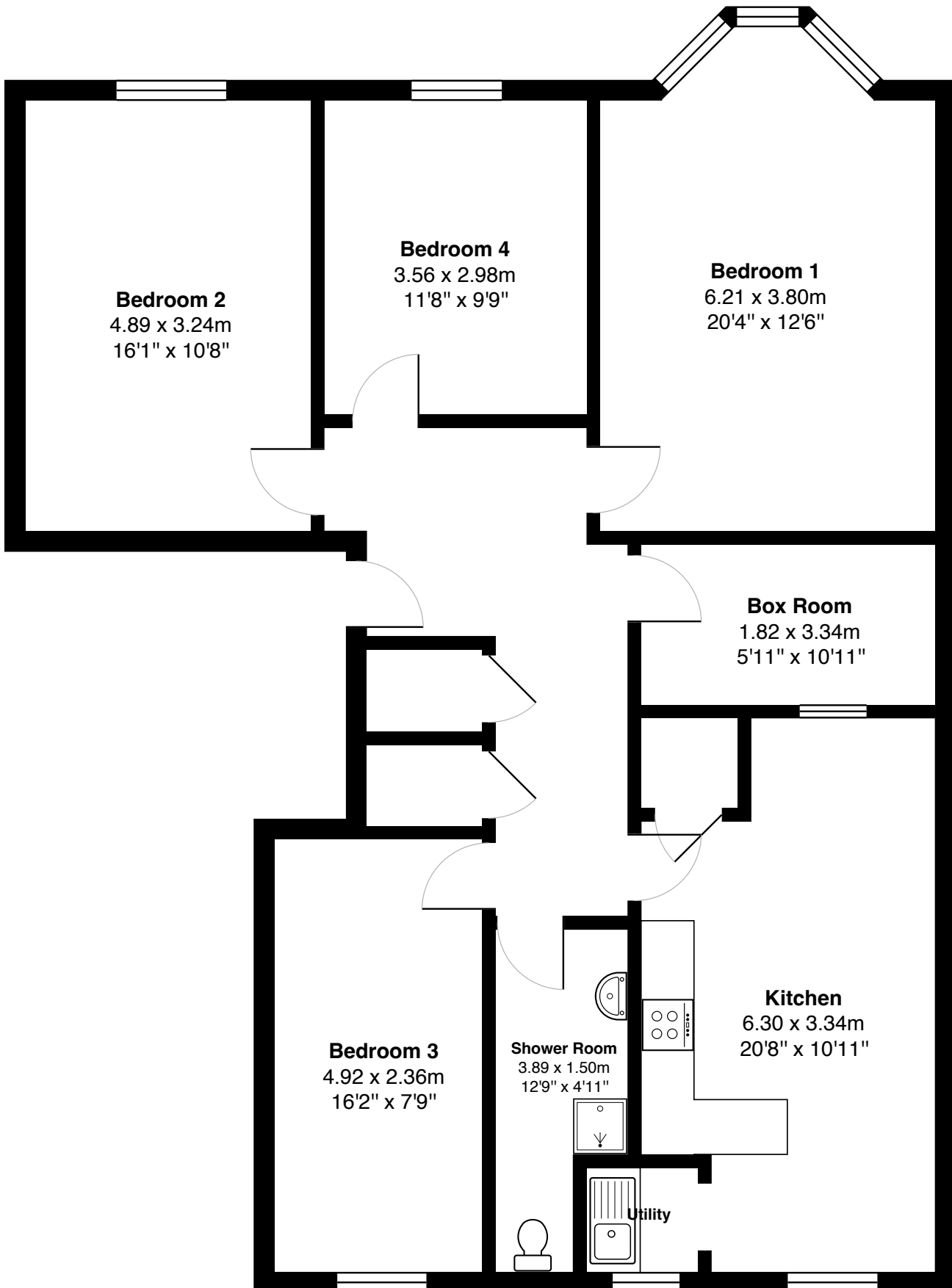


Bedroom 4









Gross internal floor area (m²): 118m²

EPC Rating: E

Extras (Included in the sale): All fixtures and fittings are included in the sale.



Residents can enjoy access to a well-maintained communal garden. Located just a short stroll from The Meadows, excellent schools, and an array of charming cafés and shops, this property is ideal for families, professionals, or investors seeking a classic Edinburgh tenement home in a prime location.

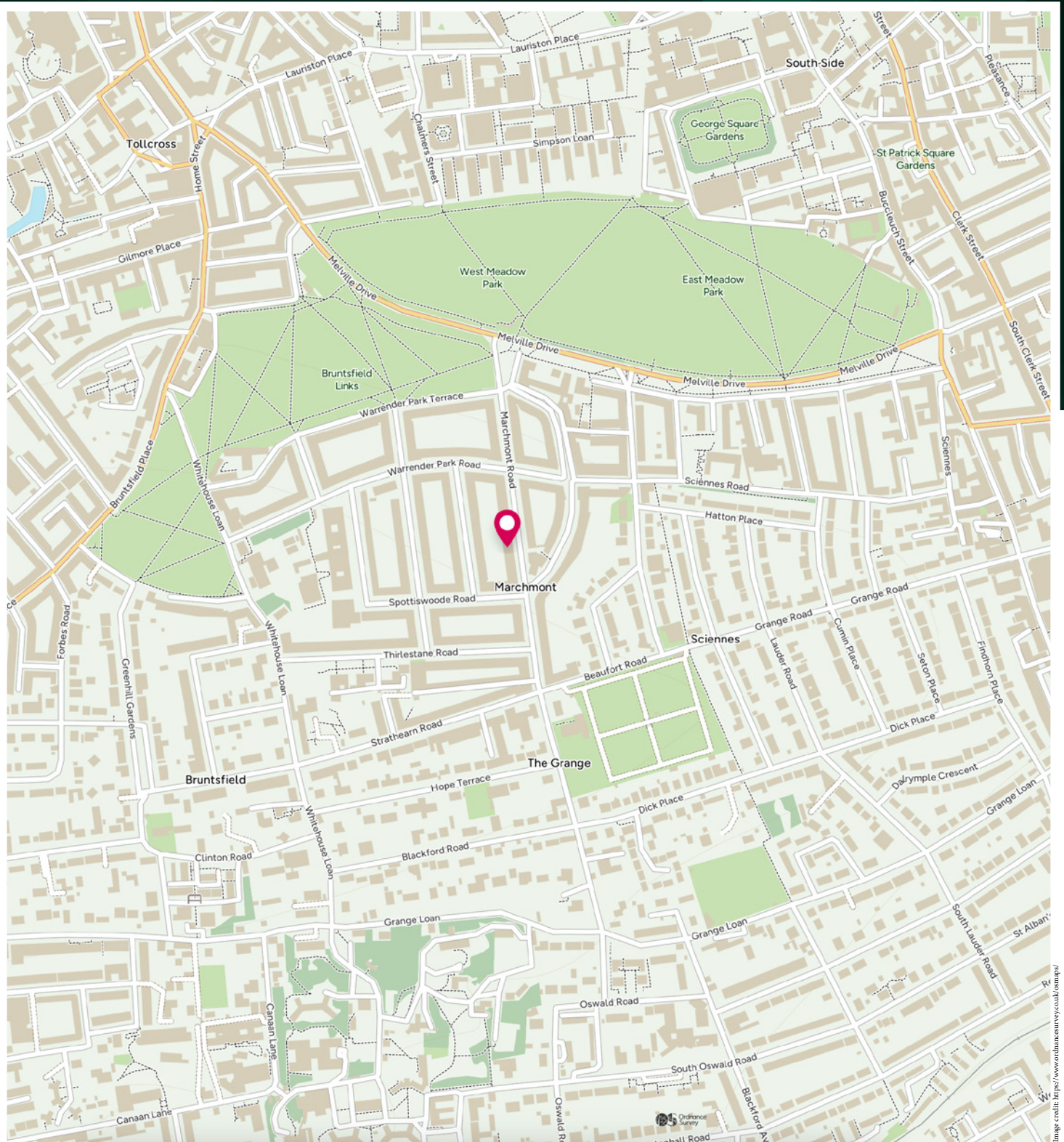




Marchmont is an extremely popular location which is situated approximately a mile south of Edinburgh's city centre. It offers a wide variety of local amenities – convenience and speciality shops and services including hairdressers, doctors, dentists, and chemists. Also pubs, trendy cafes, fast food outlets, independent wine merchants and popular restaurants whose reputation extends beyond the area. The local fishmonger is a legend in the city! 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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