



5/1 Argyle Park Terrace, Marchmont, Edinburgh, EH9 1JY

Well-Proportioned, Traditional, Three-Bedroom, Ground-Floor Flat

Up to date price and viewing info at mov8realestate.com/property

espc rightmove  Zoopla
find your happy

Property Description

Well-proportioned, three-bedroom, ground-floor flat, forming part of an impressive, traditional, stone-built tenement. Located in Edinburgh's highly sought-after Marchmont area, just south of the city centre.

Comprises an entrance hallway, living/dining room, kitchen, three flexible bedrooms, a family bathroom and a shower room.

Adjacent to the iconic open parkland of The Meadows, this rarely available property offers a spacious, flexible floorplan.

Features include tall ceilings, a front-facing bay window, with working shutters, and hardwood flooring. In addition, there is a modern integrated kitchen, a generous bathroom, sash and case windows, and gas central heating.

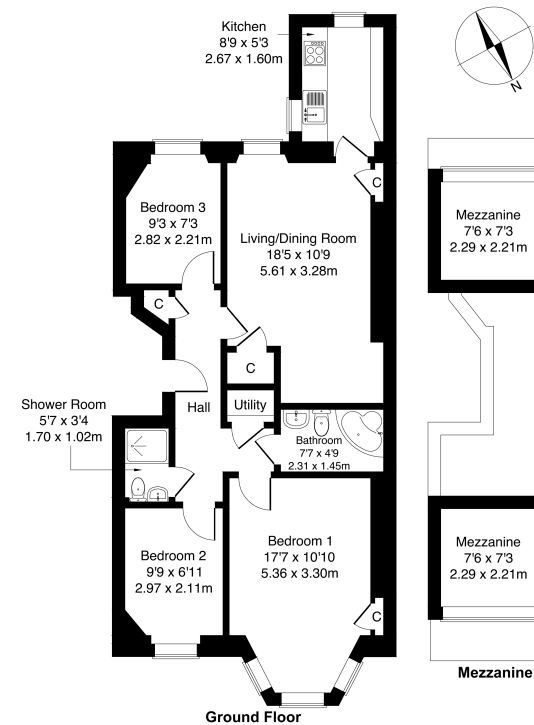
There is a secure entry system, a secluded, well-maintained, shared rear garden and a private garden to the front.

A light, airy entrance hall, housing both a cupboard and a utility cupboard, is finished with hardwood flooring, which continues into a bright living and dining room. Also benefiting from built-in storage, this spacious southerly-facing reception room offers a flexible floor plan for both lounge and dining furniture, and opens, conveniently, into a kitchen. Enjoying a similar, sunny aspect, the galley-style kitchen is fitted with modern, white units, wood-effect worktops and black splashback tiling. Appliances include an integrated oven, a gas hob, a concealed extractor fan, a fridge and a dishwasher, whilst a fridge freezer is housed in the living room cupboard and a washing machine in the utility cupboard in the hall.

A well-proportioned double bedroom features smooth corncicing, a bay window, with working shutters, and an Edinburgh Press, whilst two further bedrooms, featuring mezzanine floors, offer good-sized, versatile spaces.

A bathroom features a three-piece suite, a shower-over-bath, a chrome, ladder-style radiator and tiled splash walls and flooring, whilst a separate shower room is finished in the same modern style.

mov⁸ REAL ESTATE
51 Argyle Park Terrace, Edinburgh, EH9 1JY
Approximate Gross Internal Area: (872 sq ft - 81 sq m.)



Legal Disclaimer: Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description





Marchmont is a sought-after area, well-placed for access to universities, hospitals, local amenities including extensive shopping in the vicinity, and excellent schooling including James Gillespie's Primary and High School, St Thomas RC High School and St Peter's RC Primary School. Neighbouring Morningside, Newington and Tollcross offer a wide variety of specialist shops, cafes, restaurants, cinemas and theatres. The open

green parklands of Bruntsfield Links and The Meadows are situated within close proximity, and include public tennis courts, playgrounds, and a pitch and putt course, whilst Holyrood Park, Arthur's Seat and the Salisbury Crags are located a little further to the east. With the city centre easily accessible on foot, the area has frequent bus services available from Marchmont Road and Melville Drive.





Our Services

-  Free pre-sale property valuations
-  Great value fixed estate agency fees
-  Extensive buyer matching database
-  Purchase and sale conveyancing

Contact Us

0345 646 0208

sales@mov8realestate.com

www.mov8.com

Head Office

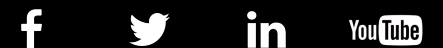
6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors



These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor are they to scale. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any prospective purchaser should not rely on them as statements or representations of fact, and any prospective purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of them. The Seller shall not be bound to accept the highest or any offer nor to accept a full offer of the Fixed Price where this is applicable. Approximate measurements have been taken by sonic device and measurements are most often taken to the widest point of any room or space. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Offers should be made using the Combined Standard Clauses.