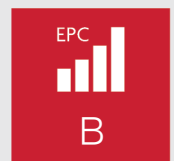
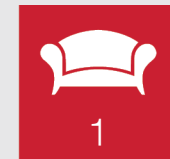




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63/2 Marchmont  
Road,

Marchmont, Edinburgh,  
EH9 1HT





## Summary

This impressive duplex apartment is a large two-bedroom residence, which forms part of a Gothic B-listed former school that has been converted to exceptional standards. The ground-floor property is brought to market in true walk-in condition, with crisp white décor and high-spec fixtures and fittings. It boasts an expansive open-plan reception room that also features a double-height ceiling, with the two bedrooms on a mezzanine level looking down into the living space. Suave and sophisticated, it is an outstanding home in a truly enviable location, set in highly sought-after Marchmont, near amenities, transport links, and The Meadows. Extras: all fitted floor and window coverings, light fittings, and integrated kitchen appliances to be included.

## Features

- Exceptional duplex apartment
- Part of a historic B-listed building
- In the Marchmont conservation area
- Communal entrance foyer
- Secure video entry system
- Welcoming hall with built-in storage
- Convenient cloakroom and WC
- Open-plan kitchen/living/dining room
- Ultra-modern integrated kitchen
- Two double bedrooms with wardrobes
- Quality three-piece shower room
- Private allocated residents' parking
- Gas central heating and double glazing





"A large duplex apartment in much sought-after Marchmont, offering stylish accommodation completed to exceptional standards"





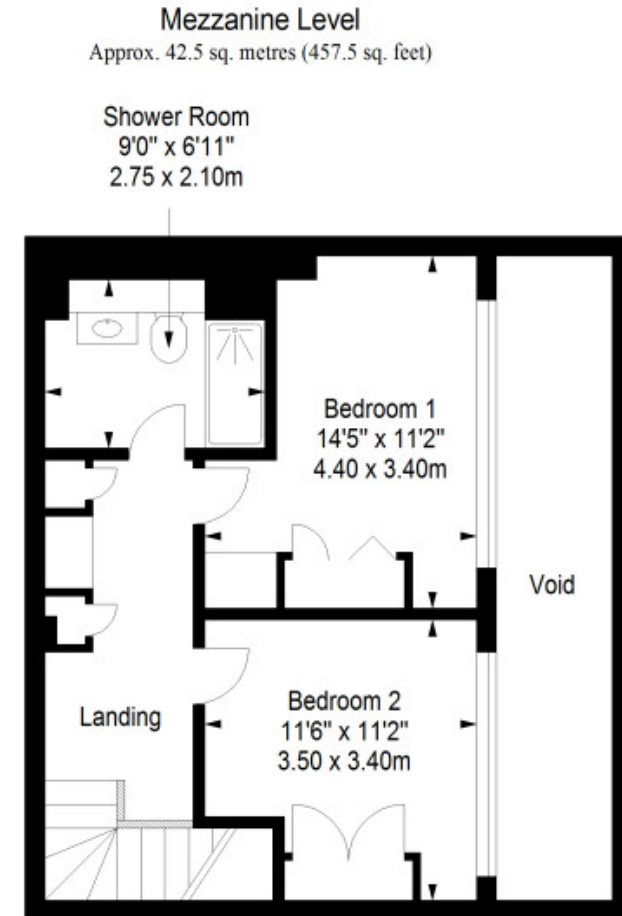
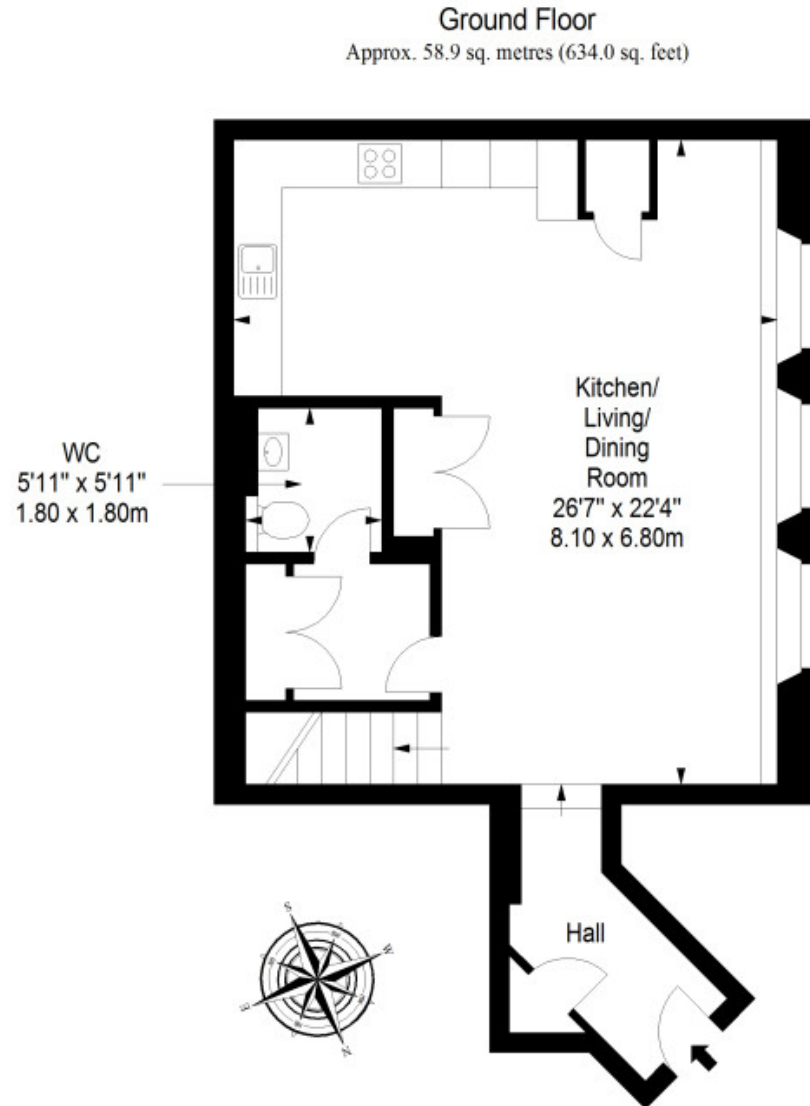




"Part of a Gothic B-listed former school, blending historic charm with ultra-modern interiors, which enjoy spacious proportions"



# Floorplan



Total area: approx. 101.4 sq. metres (1091.5 sq. feet)



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