NEILSONS

Solicitors & Estate Agents

Fixed Price

£190,000

14/11 Moncrieff Terrace

Marchmont | Edinburgh | EH9 1NA

An excellent opportunity has arisen to acquire this bright and spacious third (top) floor flat, peacefully positioned within a quiet cul-de-sac in the highly sought-after district of Marchmont. Ideally located on the doorstep of the beautiful open green spaces of The Meadows, the property also benefits from an excellent range of local amenities, independent cafés, restaurants and convenient transport links. This attractive home is ideally suited to first-time buyers, young professionals or those seeking a desirable city residence.

- 1 Bedroom
- 1 Public Room
- 1 Bathroom
- Zoned Parking
- Communal Garden
- EPC Rating – D
- Council Tax Band - B

Description

Freshly redecorated throughout by the current owner and further enhanced by the installation of a contemporary shower room in 2021, the property offers bright, well-presented accommodation. The property in brief comprises a secure entry system, welcoming entrance hallway, bright and spacious reception room, and a stylish open-plan fitted kitchen complete with appliances and a breakfast bar. There is a generously proportioned double bedroom and a contemporary partially tiled shower room. The property further benefits from double glazing throughout.

Extras

All fitted floor coverings will be included in the sale together with the cooker and washing machine.

Gardens & Parking

There is a well maintained communal garden located to the rear and permit/metered parking is available to the front and surrounding area.

Viewing

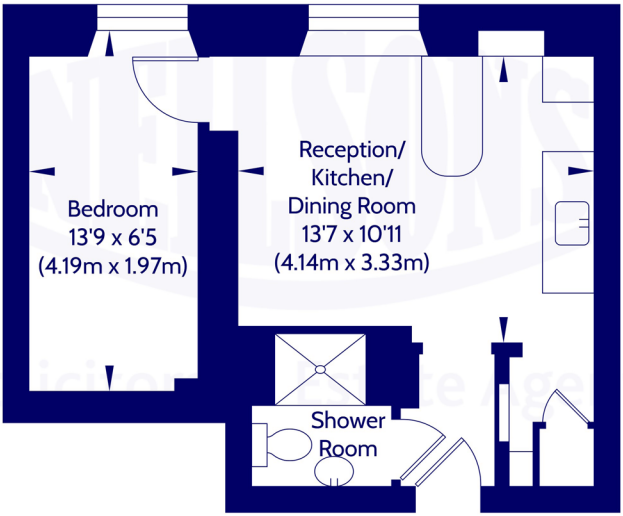
By appointment through Neilsons (0131 625 2222).

Location

The property forms part of the desirable Marchmont district, lying to the south of the city centre and within easy reach of neighbouring Morningside, Bruntsfield and Newington. Excellent local amenities are on hand including a variety of specialised shops, cafes, bistros, bars and restaurants. The property is also in close proximity to the University of Edinburgh. For leisure and recreational facilities, the property is within walking distance of the delightful open spaces and sports facilities available on The Meadows and Bruntsfield Links with several golf courses on the south side of the city. Cinemas and theatres are also nearby together with Warrender Swim Centre with pool, gym and sauna. Regular bus services are available in the area and lead to the city centre and beyond.

Approx. Gross Internal Floor Area 31 Sq M / 334 Sq Ft.

3rd Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.

Scan the QR code or click here for the virtual 360 tour, floor plan and further information.

NEILSONS

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Our Services:

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- Wills
- Powers of Attorney
- Executries

For helpful, friendly, personal advice, get in touch.

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