



2 Thirlestane Road
Edinburgh

STRUTT
& PARKER

2 Thirlestane Road

Edinburgh | EH9 1AN

An impressive and spacious,
upgraded 3/4 double bedroom top
floor corner flat with lovely views

Third Floor: Hall | Sitting Room/Double Bedroom
Living/Dining Room/Kitchen | 3 Further Double Bedrooms
2 Shower Rooms



2 Thirlestane Road

2 Thirlestane Road is an impressive and spacious, upgraded 3/4 double bedroom top floor flat situated on the corner of Thirlestane Road and Marchmont Road. The property retains a wealth of intricate details of the period including the fireplaces, ornate cornice work and the large sash-and-case windows. A particular feature of the property is the master bedroom with turret having views towards the Pentlands. Of further benefit, 2 Thirlestane Road has recently undergone a major common repair to the roof, chimneys and stonework. The property offers flexible living accommodation with the option of 3 bedrooms and an extra reception room or 4 bedrooms for which it is HMO compliant.



Situation

Thirlestane Road enjoys an enviable location in one of Edinburgh's most highly sought after residential areas, close to The Meadows and Bruntsfield Links. Marchmont and its surrounds provide an excellent selection of local amenities including doctor and dentist surgeries, banks, delicatessens, a selection of well-regarded bars and restaurants and various supermarkets. The area is also extremely convenient for Edinburgh University, particularly the King's Buildings, Edinburgh College of Art, the new Royal Infirmary and The Royal Hospital for Sick Children.

For the outdoor enthusiast, Hillend dry ski slope and Edinburgh's many golf courses are accessible, and pleasant walks can be found at Hermitage of Braid and Blackford Hill offering panoramic views. Swimming facilities can be found at the Royal Commonwealth Pool and Warrender Swim Centre. For the commuter, Thirlestane Road lies within easy reach of Waverley and Haymarket railway stations and the Edinburgh city bypass allowing quick access to Edinburgh International Airport and the central Scotland motorway network. Local schooling is excellent in both the state and private sectors.

General

Council Tax For Council Tax purposes 2 Thirlestane Road is currently placed in Band F.

Local Council City of Edinburgh Council, Waverley Court, 4 East Market Street, Edinburgh EH8 8BG. Tel: 0131 220 2323.

Services Mains water, electricity, gas, drainage and gas fired central heating.

Note The services have not been checked by the selling agents.

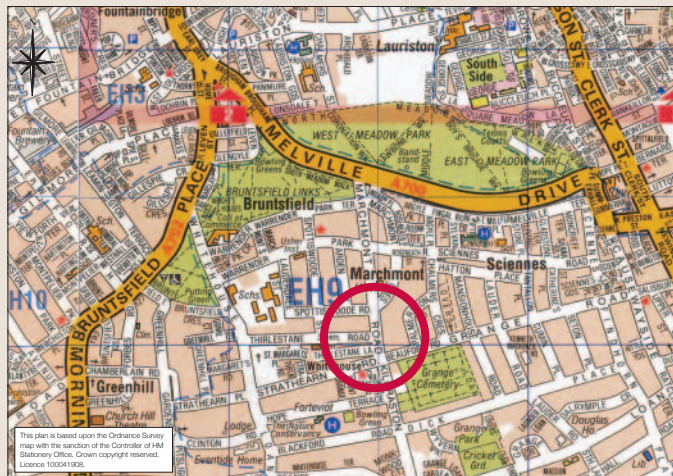
Fixtures and Fittings The fitted carpets, blinds, light fittings and kitchen appliances will be included in the sale.

Offers Offers are to be submitted in Scottish legal terms to the selling agents. Prospective purchasers are advised to register their interest in writing after viewing to the selling agents in order to be kept fully informed of any closing date that may be set.

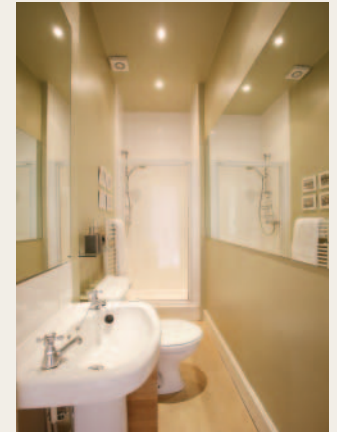
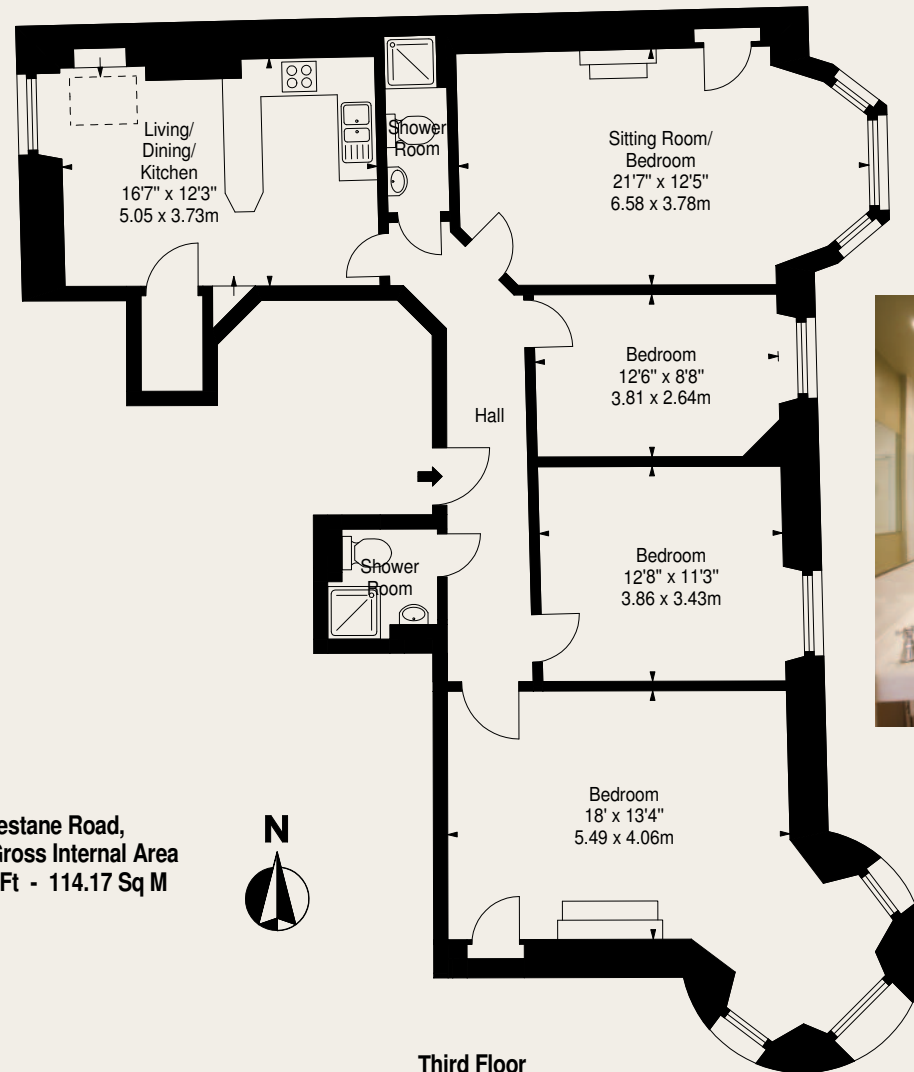
Entry and Possession The date of entry will be by mutual agreement between the purchaser(s) and the seller.

Condition of Sale A deposit of 10% of the purchase price will be payable within 7 days of the conclusion of Missives.

Viewing strictly by appointment with the selling agents, Strutt & Parker's Edinburgh Office. Tel: 0131 226 2500.



Thirlestane Road,
Approx. Gross Internal Area
1229 Sq Ft - 114.17 Sq M



Third Floor

For identification only. Not to scale.
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**STRUTT
& PARKER**

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