



56/3 Spottiswoode Street
Marchmont, Edinburgh, EH9 1DH

CALL US ON 0131 447 4747

56/3 Spottiswoode Street Marchmont, Edinburgh, EH9 1DH

For price and viewing information please visit
residential.gillespiemacandrew.co.uk or call 0131 447 4747

- Shared secured entry.
- Reception hall with excellent storage.
- Bay windowed living room with feature fire.
- Attractive modern fitted kitchen with appliances.
- Feature lighting within kitchen.
- Three generously proportioned double bedrooms one with access to WC.
- Contemporary fitted bathroom with shower.
- Original features.
- Gas central heating.
- Communal garden to rear.
- Permit & metered parking.

GENERAL DESCRIPTION

Immaculately presented second floor flat situated within the prestigious Marchmont district of the city. The property is within walking distance to the Edinburgh City Centre, The Meadows, Universities and an excellent range of local amenities. The property would appeal to a wide range of buyers and is brought to the market in move-in condition.



**IMMACULATELY PRESENTED SECOND FLOOR
FLAT SITUATED WITHIN THE PRESTIGIOUS
MARCHMONT DISTRICT OF THE CITY**





LOCATION

Marchmont is an extremely popular location which is situated approximately one mile south of Edinburgh's city centre. It offers a wide variety of local amenities including convenience and speciality shops, a bank, post office and chemist. In addition there are a number of coffee shops, bars and restaurants. The property is a short walk from the Meadows and Bruntsfield Links where facilities include numerous children's playgrounds, tennis courts, a bowling green and a pitch and putt. Excellent walks can also be enjoyed on Blackford Hill, the Hermitage of Braid and in the Pentland Hills and there are many golf courses within easy reach as is Warrender Swim and Gym Centre on Thirlestane Road. Access to the city centre is easy on foot and by bus and the City Bypass is nearby which connects into the motorway network North, South and West. James Gillespie's Primary and High School are the catchment schools in the area, with private schools nearby including George Watson's College, Merchiston Castle School and George Heriot's School.

EXTRAS:

ALL FITTED CARPETS AND FLOOR COVERINGS, SOME LIGHT FITTINGS, WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, COOKER HOOD, FRIDGE/FREEZER AND DISHWASHER. SOME FURNITURE WITHIN THE PROPERTY MAY BE AVAILABLE THROUGH NEGOTIATION.

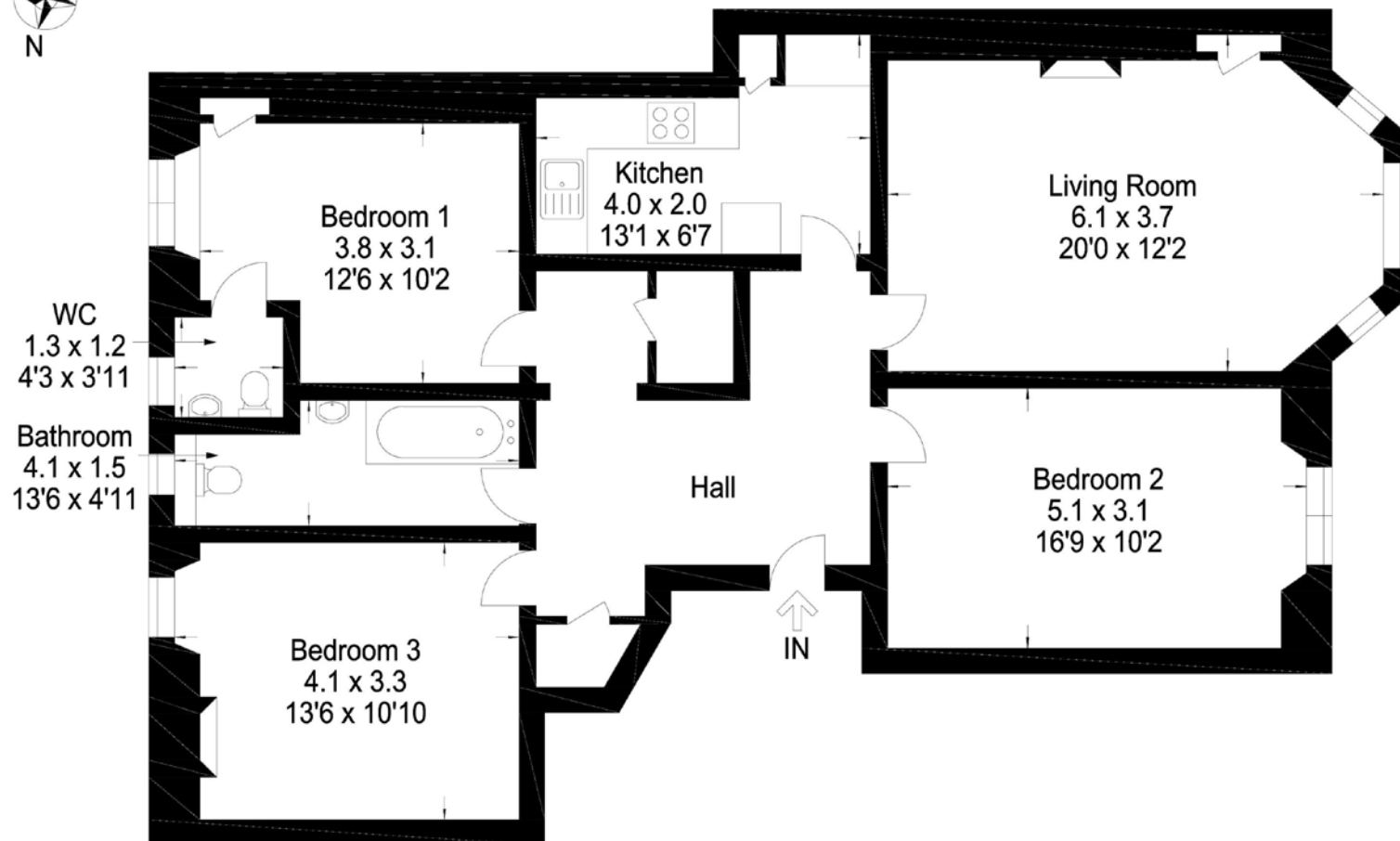


COUNCIL TAX BAND - E.

TRAIN STATION - APPROXIMATELY 1.7 MILES TO EDINBURGH WAVERLEY STATION.

AIRPORT - APPROXIMATELY 9 MILES TO EDINBURGH AIRPORT.

BUSES - WITHIN 200 METRES.



This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)
VistaBee 2021



**ENERGY PERFORMANCE
CERTIFICATE RATING C**

76 - 80 Morningside Road, Edinburgh, EH10 4BY
T: 0131 447 4747 F: 0131 447 9555

WEBSITE: RESIDENTIAL.GILLESPIEMACANDREW.CO.UK

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.