



32 Spottiswoode Road
Marchmont, EH9 1BL

Deans 
Solicitors & Estate Agents LLP



MAIN DOOR FLAT

- Living Room
- Kitchen/Dining Room
- Two Double Bedrooms (One En-Suite)
- Bathroom
- Private Front Garden
- Cellar Store
- Shared Rear Garden
- On-Street Permit Parking
- Gas Central Heating
- EPC Rating – D



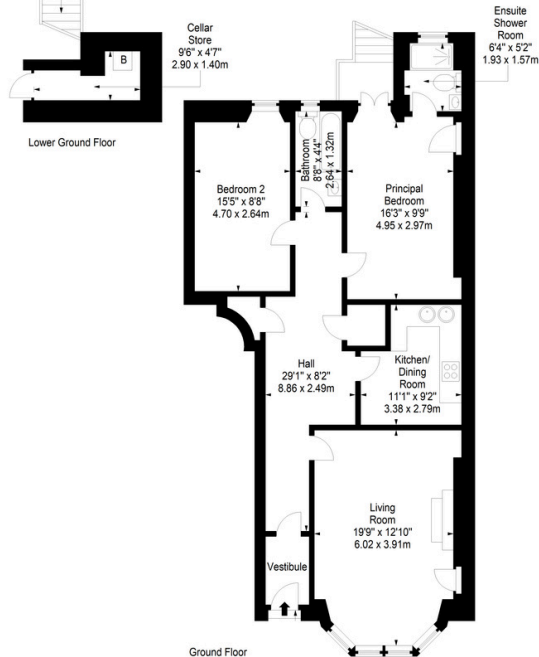
This exceptionally spacious main door flat retains attractive period features including ornate cornicing and original wooden flooring and doors. The property is located in the highly sought after area of Marchmont, close to a variety of convenient amenities including supermarkets, artisan stores, popular cafes, bars and restaurants and highly regarded schools. There is lovely outdoor space nearby at the Meadows and Bruntsfield Links and there are regular bus links to the city centre and surrounding areas. The accommodation comprises; welcoming hallway, generous, bay windowed living room, separate kitchen/dining room, large principal bedroom with en-suite shower room and French doors to the rear garden, well-proportioned second bedroom and bathroom with shower over bath. The property benefits from gas central heating. There is a south-facing private garden to the front and a further shared garden to the rear. On-street permit parking is available in the area. Included in the sale are the fitted floor coverings, curtains, oven, hob, hood, fridge-freezer, washing machine and dishwasher. Items of furniture may also be available. All included appliances are sold as seen with no warranty provided.



Spottiswoode Road,
Edinburgh, EH9 1BL



Approx. Gross Internal Area
988 Sq Ft - 91.79 Sq M
Cellar Store
Approx. Gross Internal Area
31 Sq Ft - 2.88 Sq M
For identification only. Not to scale.
© SquareFoot 2025



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

Deans 
Solicitors & Estate Agents LLP

Your Property People.

0131 667 1900

mail@deansproperties.co.uk

deansproperties.co.uk