



49/3 Spottiswoode Road
Marchmont, EH9 1DA

Deans 
Solicitors & Estate Agents LLP





SECOND FLOOR FLAT

- Living Room
- Kitchen/Dining Room
- Utility Room
- Box Room/ Office
- Two Double Bedrooms
- Bathroom
- Communal Rear Garden
- On-Street Permit Parking
- GCH
- EPC Rating – C



Forming part of a traditional tenement building, this beautifully presented second-floor flat retains a wealth of charming period features, including ornate cornicing and attractive wooden doors, and is located in the highly sought-after area of Marchmont. The property enjoys an enviable position close to an excellent range of local amenities, including supermarkets, artisan shops, popular cafés, bars, and restaurants, as well as highly regarded schools. The picturesque green spaces of The Meadows and Bruntsfield Links are nearby, offering the perfect setting for leisurely walks and outdoor activities. Excellent transport links provide easy access to the city centre and surrounding areas. The accommodation comprises; welcoming entrance hallway, spacious living room with bay window and feature fireplace, bright kitchen/dining room, separate utility room, box room/office, two generously proportioned double bedrooms, and modern fitted bathroom with a shower over the bath. Externally, there is a well-maintained communal garden to the rear and on-street permit parking is available in the area. Additional features include gas central heating. Included in the sale are all fitted carpets and floor coverings, curtains, oven and hob. All included appliances are sold as seen, with no warranty provided.

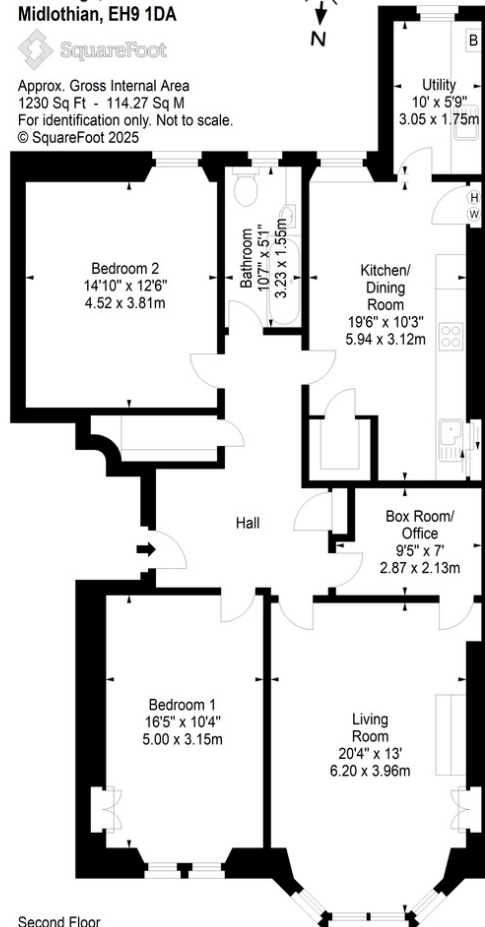




Spottiswoode Road,
Edinburgh,
Midlothian, EH9 1DA



Approx. Gross Internal Area
1230 Sq Ft - 114.27 Sq M
For identification only. Not to scale.
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Second Floor



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.

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