

33

SPOTTISWOODE STREET

MARCHMONT, EDINBURGH, EH9 1DQ

Main-door ground-floor flat forming part of a traditional tenement in desirable Marchmont and offering two bedrooms, two reception rooms, a kitchen, and a bathroom, plus private garden areas, access to a shared garden, and on-street permit parking.





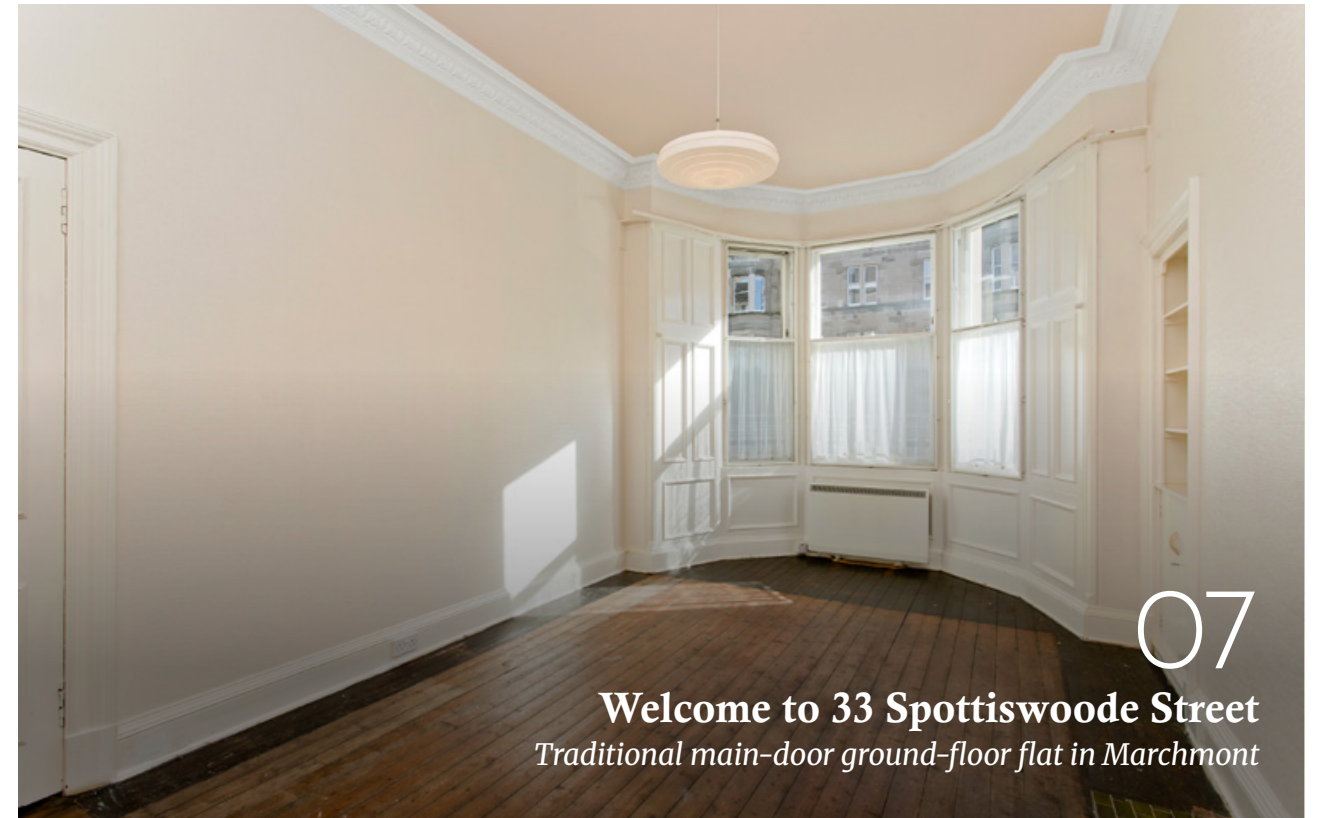
— The property expert behind the personalised service

MARK CULLERTON

Mark Cullerton is a highly respected figure in the Scottish property industry, renowned for his exceptional market acumen and unwavering commitment to integrity. With over 35 years of experience, he has built a loyal client base who value his unrivalled industry expertise and transparent, straightforward approach. Since its founding in 2017, Cullerton's Estate Agents & Property Consultants has earned multiple top industry awards—a testament to the bespoke, highly personalised service that Mark and his team provide across all aspects of property sales.

Mark Cullerton

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Traditional main-door ground-floor flat in Marchmont

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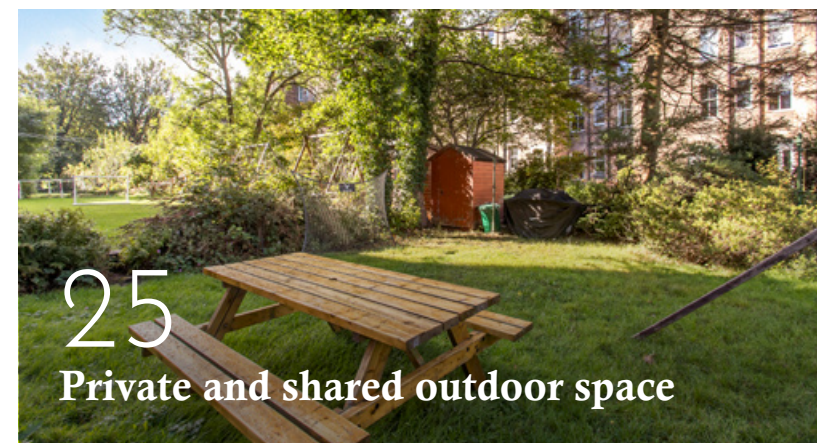
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The kitchen



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Large living room with bay window



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Private and shared outdoor space

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Marchmont



Property Name

33 Spottiswoode Street

Location

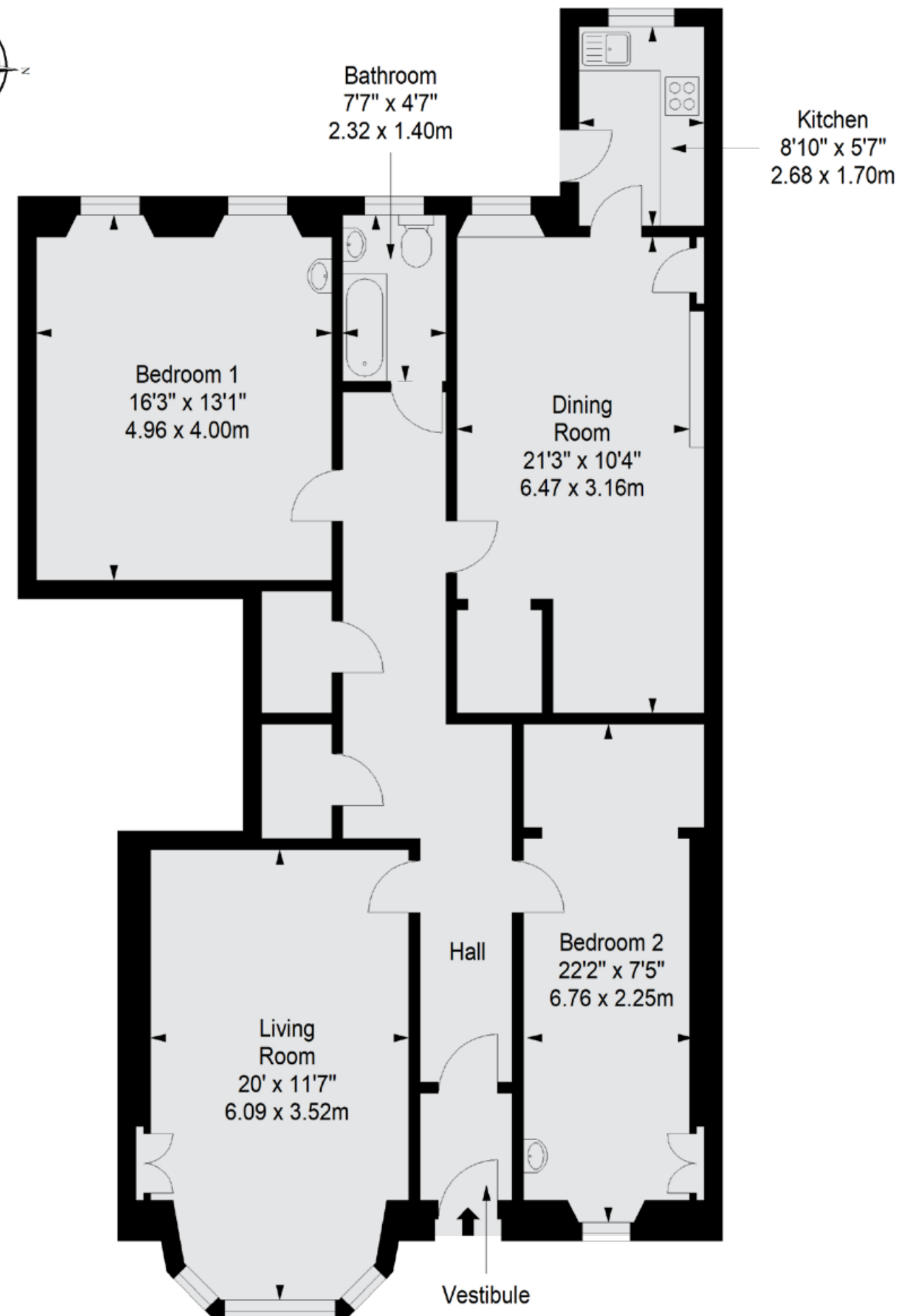
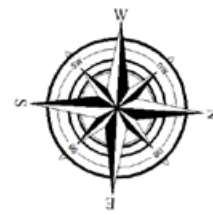
Marchmont, Edinburgh, EH9 1DQ

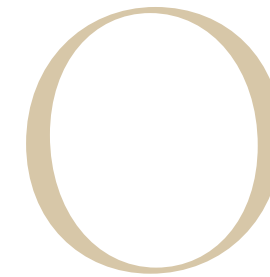
Approximate total area:

109.3 sq. metres (1176.5 sq. feet)



Ground Floor





ffering wonderfully bright and spacious interiors, this traditional main-door ground-floor flat is filled with period charm and provides an exciting blank canvas for its new owner to modernise and put their own stamp on. The two-bedroom flat boasts its own private sun-filled garden areas, as well as access to a shared garden and residents' permit parking. It is situated in Marchmont, within the Marchmont, Meadows, and Bruntsfield conservation area, just a stone's throw from the much-loved Meadows and Bruntsfield Links, as well as excellent amenities including shops, schools (the catchment schools are within easy walking distance and there are independent options nearby), transport links, eateries, and cultural and entertainment venues.

GENERAL FEATURES

Main-door ground-floor flat in Marchmont
Within the Marchmont, Meadows, and Bruntsfield conservation area
Excellent opportunity for modernisation and upgrades
Home Report value - £510,000
EPC Rating - E

ACCOMMODATION FEATURES

Entrance vestibule and hall with storage
Large, east-facing living room with bay window
Generous dining room
Bright kitchen with garden access
Two airy double bedrooms
Three-piece bathroom with shower-over-bath
Electric heating and traditional sash-and-case windows

EXTERNAL FEATURES

Private patio and private mature garden
On-street permit parking (Zone S1)





WELCOME TO

33 SPOTTISWOODE STREET

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he flat's front door is approached via a private garden and opens into an entrance vestibule with traditional floor tiling, leading through to a hall via a door with a stained-glass window. The long, airy hallway is accompanied by two large built-in storage cupboards.





BAY WINDOW CAPTURING
MORNING SUNSHINE AND FRAMED
BY TRADITIONAL PANELLING



TWO GENEROUS

LIVING AREAS FOR EVERYDAY LIFE & ENTERTAINING



The wonderfully light and airy living room is fronted by a large, east-facing bay window capturing morning sunshine and framed by traditional panelling. The neutrally decorated, wood-floored room enjoys additional period charm with cornicing and an Edinburgh press, and it provides ample space for various configurations of lounge furniture to suit the new owner's needs. Although currently blocked-up, various fireplaces could be reinstated within the property, to bring back some period charm.

The second reception area is a west-facing dining room situated to the rear of the property, conveniently connected to the kitchen. The dining room creates the perfect setting for sit-down meals and entertaining, with more than enough space for a large table and chairs alongside additional furniture. The dining room is also adjoined by an open cupboard with fitted shelving.

EXCELLENT POTENTIAL



TO UPGRADE TO A MODERN STANDARD

The kitchen currently features wall and base cabinets and offers space for freestanding and undercounter appliances, and it affords access to the private rear patio – perfect for alfresco dining. If desired, the kitchen and dining room could be remodelled and upgraded to create a fabulous, open-plan space with modern fixtures and fittings.



TWO SPACIOUS

BEDROOMS FOR A PEACEFUL NIGHT'S REST





BOTH BEDROOMS
RETAIN THEIR
CLASSIC
CORNICING DETAIL
AND OFFER PLENTY
OF SPACE

The flat accommodates two generous double bedrooms, one west-facing to the rear of the property and one east-facing to the front. Both bedrooms retain their classic cornicing detail and offer plenty of space for freestanding furniture, whilst bedroom two has a large alcove that would be ideal as a walk-in wardrobe, dressing area, or study space.



THREE-PIECE

BATHROOM

Finally, a bathroom completes the accommodation on offer and comprises an accessible bath with an overhead shower, and a WC-suite.

The flat is kept warm by an electric heating system and has mixed glazed traditional sash-and-case windows.





PRIVATE AND SHARED OUTDOOR SPACE, AS WELL AS RESIDENT'S PERMIT PARKING

Externally, the flat boasts private suntrap garden areas, consisting of a low-maintenance patio, perfect for alfresco dining furniture and barbecues, as well as a shared lawned garden with a wealth of mature leafy trees and shrubs. On-street permit parking on Spottiswoode Street falls under Zone S1.

Extras: The property shall be sold as seen.





SHARED LAWNED GARDEN WITH A WEALTH OF MATURE LEAFY TREES



SCHOOLS

State Schools: James Gillespie's Primary and High School, St Peter's RC Primary School, St Thomas of Aquin's RC High School

Independent Schools: George Watson's College, George Heriot's School

CULTURE

Summerhall, King's Theatre, Dominion Cinema, The Queen's Hall

UNIVERSITY

University of Edinburgh, Edinburgh Napier University

#1

A SOUGHT-AFTER LEAFY CITY CENTRE LOCATION WITH A VIBRANT COSMOPOLITAN ATMOSPHERE

A PRIME LOCATION BORDERED BY THE BEAUTIFUL MEADOWS

M

uch loved for its cosmopolitan shops, cosy pubs and fashionable eateries, as well as its prime location bordered by the beautiful Meadows and Bruntsfield Links, and within walking distance of the city centre, Marchmont boasts one of the capital's most sought-after city addresses. Found in the immediate area and neighbouring districts are a vibrant and wide-ranging array of amenities. These include artisan cafés and international eateries, independent shops and boutiques, a luxury cinema, theatres, music and arts venues, and various supermarkets including a Waitrose and a M&S. In addition

to scenic green spaces right on the doorstep, the area hosts the Warrender Swim Centre; a charming Victorian venue providing a gym, a pool and sauna, and regular fitness classes. Falling within Marchmont's school catchment area are such prestigious options as James Gillespie's primary and high schools, and St Peter's RC Primary and St Thomas of Aquin's RC High. Many of Edinburgh's finest independent schools and university campuses are also within easy reach, including Edinburgh University's main campus located just a short stroll away in the historic Old Town. The area is exceptionally well-connected, served by public transport links, cycle paths and picturesque, leafy walking routes.

LOCATION



1.3 miles from Princes Street

TRANSPORT

Bus – 5, 9, and 24
Tram Stop – West End (1.1 miles)
Train Station – Waverley (1.2 miles), Haymarket (1.2 miles)
Airport – Edinburgh International (8.3 miles)

SPORTS

Warrender Swim Centre, Prestonfield Golf Club, Bruntsfield Links

PARKS

Bruntsfield Links, The Meadows, Holyrood Park

CONSERVATION

Marchmont, Meadows & Bruntsfield

FOOD & DRINK

Cafés, Independent multi-cultural eateries, Bistros and delis, Takeaways



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Whether buying, selling, developing, or investing, we provide unwavering representation at every stage. Our distinguished team of consultants, coupled with our multiple award-winning service, is further enhanced by the finest marketing materials in the Scotland — ensuring our clients gain a distinct advantage in an ever-evolving international property market.

To discover how our bespoke, high-level service can best assist you, we warmly invite you to visit our office on St Stephen Street, Stockbridge. Alternatively, for a discreet and confidential consultation, one of our consultants would be delighted to meet with you at a time of your convenience.

— *Contact us*

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— *Property Consultant*

STEPHEN MACKENZIE



For further information on this property, or to arrange a viewing, contact Stephen, who will be delighted to assist you.

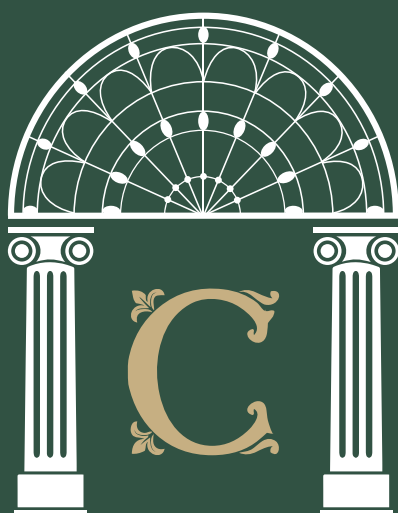
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— *About Stephen*

Since entering Edinburgh's property market in 1999, Stephen has built extensive expertise across sales, development, new-build projects, and property management. Renowned for exceptional client service, he prioritises clear communication, ensuring a seamless sales process. He also specialises in property searches for overseas clients, offering expert guidance and a steady hand through selection and negotiation.

Stephen lives in Edinburgh's New Town with his wife, Katherine, and their daughter, embracing city life. A keen golfer, he plays in East Lothian and St Andrews, while walks with his retriever, Mabel, take him to Inverleith Park and Gullane. His ideal coffee moment is spent gazing towards Fife, with a freshly brewed Nespresso in hand.



CULLERTON'S

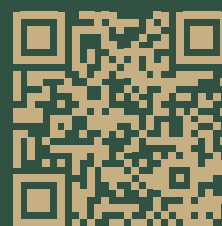
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SCAN TO DISCOVER MORE

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