

**87/1 Spottiswoode Street
Edinburgh EH9 1BZ**

Offers Over £570,000

- Elegant period features
- Bay windowed Lounge
- Dining room
- 3 well proportioned double bedrooms
- Wetroom
- Dining room
- Box room
- Communal gardens & on street permit parking

Council Tax Band: F

Tenure: Freehold

Annual Service Charge: N

Shared Ownership: N



Flat

87/1 Spottiswoode Street combines generous proportions and elegant period features all just moments from the sought after bustling amenities of Marchmont. Excellent schooling options are close by, as are the open green spaces of The Meadows and Bruntsfield Links, offering the perfect balance of city living and the outdoors. This exceptionally spacious property boasts many attractive period features and presents a rare opportunity to acquire a beautiful home in one of Edinburgh's most desirable areas.

The Property comprises; spacious and welcoming entrance hallway providing three large storage cupboards and a beautiful stained-glass panel adding character and charm. The large bay-windowed lounge features decorative cornicing and fireplace, creating an inviting space for both relaxation and entertaining. The well-appointed dining kitchen comes equipped with wall and floor mounted storage including a large pantry, electric oven and gas hob, extractor fan, and ample space everyday dining and entertaining, the utility room provides additional floor and wall-mounted storage and washing machine for added convenience. The property also boasts a versatile dining room, which can easily be utilised as a fourth bedroom, offering further flexibility. There are three generous double bedrooms providing useful storage options, alongside an additional box room which is ideal for use as a study, nursery, or extra storage. The property further benefits from a wet room with a mains-powered shower and heated towel rail. Externally, the property benefits from well-maintained communal gardens and on-street permit parking.

Marchmont is a highly sought-after residential area located just south of Edinburgh's vibrant city centre. Ideally positioned for access to both the University of Edinburgh and Napier University, the area is exceptionally popular with students, academics, and professionals alike.

Residents benefit from excellent public transport links, with frequent services providing swift and convenient access to the city centre perfect for shopping, dining, and nightlife. Marchmont itself enjoys a charming, village-like atmosphere, with a range of well-established independent shops, cafes, and local amenities, making it ideal for a relaxed Sunday stroll or everyday convenience.

For outdoor and leisure activities, residents are spoiled for choice. The Meadows and Bruntsfield Links provide expansive green space for recreation, including a popular pitch and putt course in the summer months. Nearby facilities also include Warrender Swim Centre and the Royal Commonwealth Pool, offering excellent fitness and wellness options year-round.

Marchmont falls within the catchment for James Gillespie's Primary and High Schools, both of which have excellent reputations. In addition, there are a number of highly regarded private schools nearby, including George Watson's College, George Heriot's School, and Merchiston Castle School.

Open viewings Sundays 2pm-4pm and Thursday 6pm-8pm or by appointment 0131 337 1800

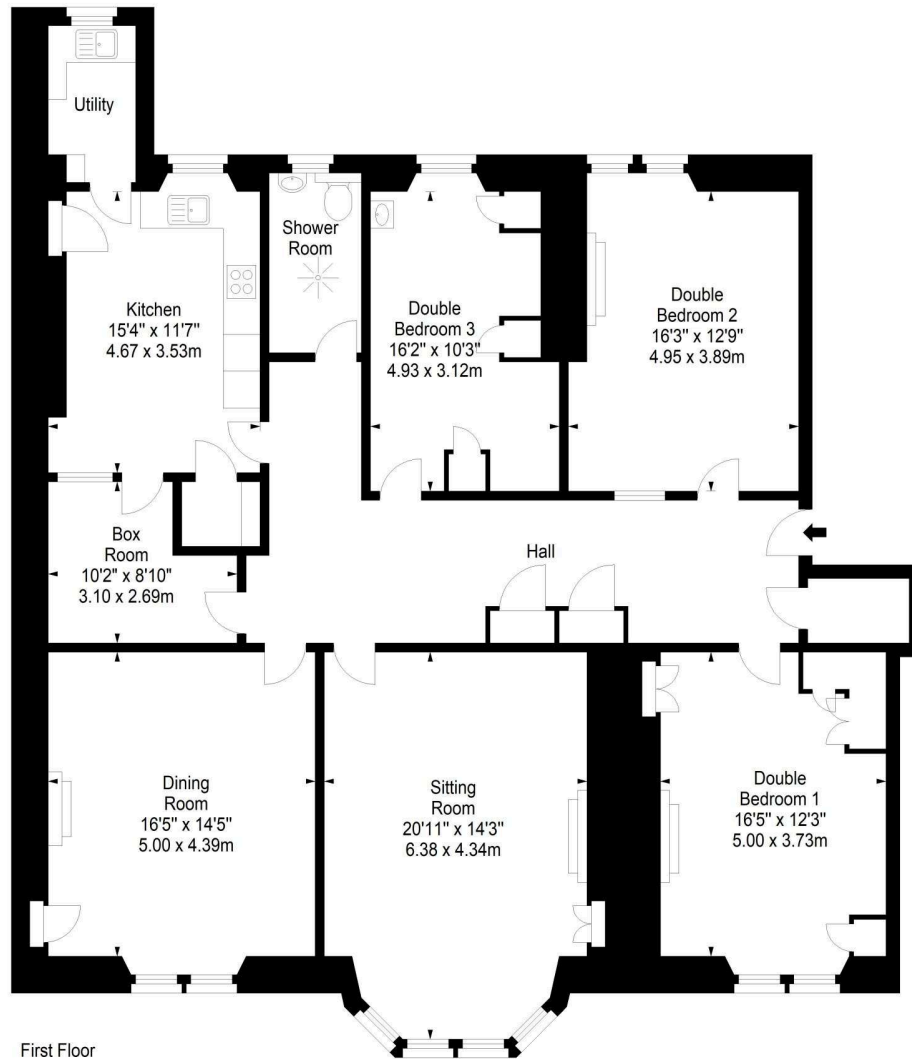
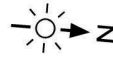




Spottiswoode Street, EH9 1BZ



Approx. Gross Internal Area
1911 Sq Ft - 177.53 Sq M
For identification only. Not to scale.
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