



55 (3F1)
Spottiswoode Road
Marchmont
Edinburgh
EH9 1DA





Situated on the top floor of a Victorian tenement in Marchmont, this well-proportioned and immensely appealing two-bedroom flat with boxroom strikes the perfect blend of period charm and stylish interiors. Desirably located with a wealth of amenities and the open green spaces of The Meadows on its doorstep, the flat offers an enticing opportunity for city professionals, young families and buy to let investors.

The generously proportioned flat has high ceilings and tall windows ensuring a great feeling of light and space. Approached via a secure shared stairwell with beautiful original tiling to the top floor the front door opens into an airy central reception hallway with varnished floors and period features. To the front there is a superbly proportioned bay window sitting room with fireplace and built in press. Dining room with space to accommodate an additional seating area. Kitchen located off fitted with a range of base and wall mounted units. Integrated oven, hob and extractor. Two well proportioned bedrooms retain the original cornice and have ample space for freestanding furniture. The family bathroom is fitted with a three-piece white suite with crisp white tiling and retains the original wood panelling. A boxroom with skylight provides an excellent work from home space or occasional bedroom. Viewing is highly recommended to appreciate the quality of light, space and original features this wonderful home retains.

Externally:

The property has access to well tended, enclosed communal rear garden with drying area and on street permit parking (Zone- S1) is also on hand.



Viewing by appointment on 0131 524 3800





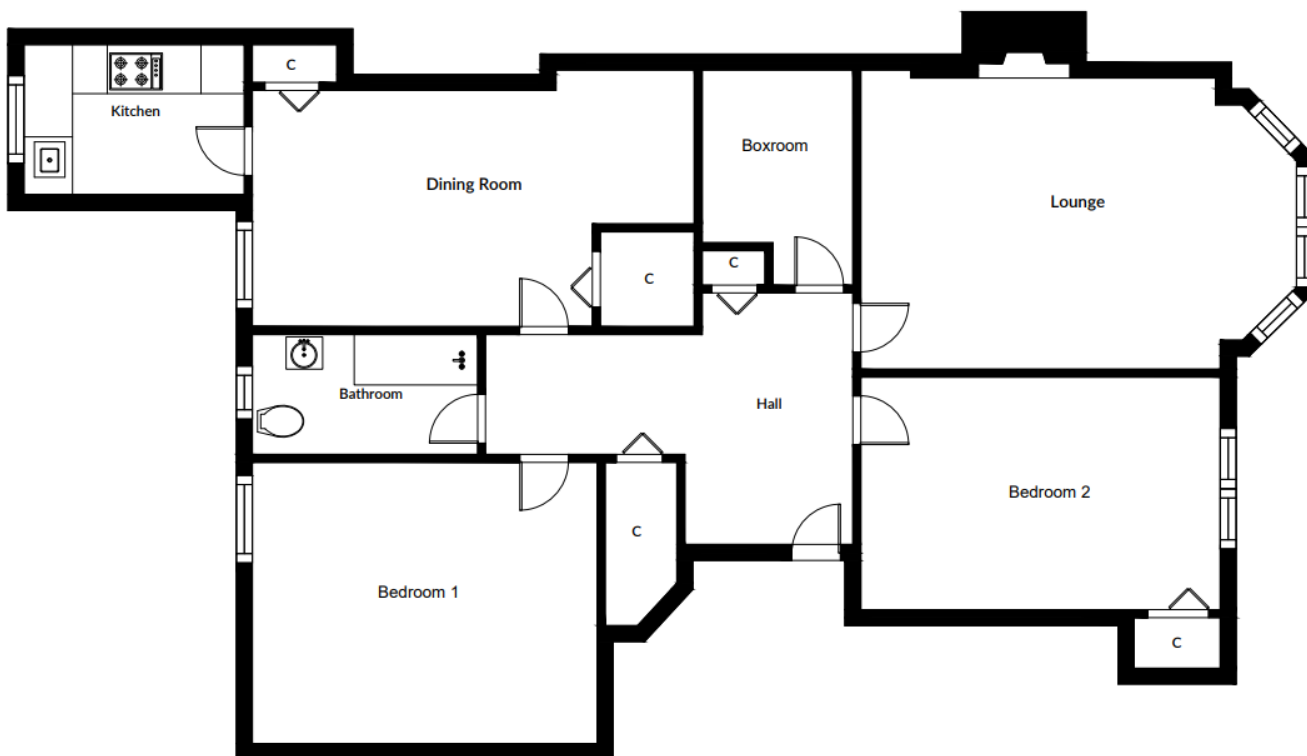












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This plan is for layout guidance only and is not drawn to scale. whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)
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Marchmont is an extremely popular area to the south of the city. Offering a wide variety of local amenities to include independent specialist shops, coffee shops, bars & restaurants, along with larger supermarket offerings such as Sainsburys Local and a large Waitrose Supermarket in neighbouring Morningside. Just a short walk from The Meadows and Bruntsfield Links which benefit from a children's playground, tennis courts, bowling green and a pitch and putt course. Also within easy reach is Blackford Hill and Hermitage of Braid which have numerous walks available. For the sports enthusiast, Warrender Swim Centre which also has a gym is ideally located and there are several excellent golf courses within easy reach, including Merchants of Edinburgh and Craigmillar Park Golf Course. 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. Access to the city centre is easily accessible both on foot and by bus and the city bypass is nearby which connects into the motorway network North, South and West.

EPC Band- D

Council Tax Band- E