



**20 (3F1) SPOTTISWOODE ROAD  
MARCHMONT  
EDINBURGH  
EH9 1BQ**

**FIXED PRICE  
£435,000**

 **CONNELL & CONNELL** WS  
SOLICITORS AND ESTATE AGENTS



**BRIGHT  
AND SPACIOUS  
TOP FLOOR FLAT  
IN A POPULAR AREA  
CLOSE TO EXCELLENT  
LOCAL AMENITIES AND  
JUST A SHORT COMMUTE  
TO THE CITY CENTRE**

VIEWING  
BY APPOINTMENT  
TELEPHONE AGENTS  
0131 524 3800 FOR  
AN APPOINTMENT

This is a bright and spacious top floor flat, situated in Marchmont, one of Edinburgh's most popular residential areas which lies approximately two miles south of the city centre. There are excellent local shops in Marchmont itself with a further choice in nearby Bruntsfield or Newington. Frequent buses run close by giving quick and easy access to the city centre and surrounding areas. The area is also well served with a wide variety of sport and leisure facilities including Warrender Swimming Baths and Pulse Centre, the Kings Theatre, Bruntsfield Links and the Meadows.

Entrance to the flat is through a well-maintained common passage and stair with the added security of an entry phone system. The common passage also gives access to the communal garden to the rear of the tenement.

Internally the property is in good order and benefits from gas central heating, sash and case windows and good storage facilities.. All the carpets and curtains and blinds are included in the sale together with the kitchen appliances. Most other items are available through separate negotiation.

The flat conforms to current HMO requirements including fire doors and smoke detection system. The property would make an ideal family home or an excellent investment property having been successfully let for many years.



## PROPERTY DETAILS

- \* Spacious L-shaped Hall providing access to all rooms. Entryphone handset.
- \* Large Lounge / Master Bedroom with box bay window to front with bookcases below. Feature tiled fireplace. Edinburgh wall press. Decorative cornice.
- \* Dining Kitchen or Lounge / Kitchen with fitted base units. The cooker, washing machine and fridge/freezer are included in the sale. Ample work surfaces with stainless steel sink with drainer and tiled splashback. Built in cupboard. Clothes pulley. Skylight. Walk in cupboard with window to rear and housing combi boiler.
- \* Large Double Bed room with twin windows to front. Extensive built in wardrobes provide ample storage space. Cornice.
- \* Further good-sized Double Bed room with window to front. Edinburgh wall press. Cornice.
- \* Family Bathroom with white three-piece suite comprising bath with electric shower above and shower screen, wash hand basin and WC. Window to rear.



Energy Efficiency Rating: D

## EXTERNAL

Large and well maintained communal garden to rear.

Resident permit parking is available on application to The City of Edinburgh Council.







**Top Floor**  
Approx. 96.4 sq. metres (1038.0 sq. feet)



Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of rooms and any other items are approximate and no responsibility is taken for any error or omission. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Photographs & Floorplan by Mikel Dooley Photography 07730560288



Note: Measurements are for general guidance only and are not warranted. These particulars do not form part of any contract. The floor plan is for illustrative purposes only and as such is not drawn to scale.



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\* Please contact us for a free consultation or valuation

Connell & Connell are a traditional firm of family solicitors established in 1924 and dealing with all aspects of General Practice.

