










Offers Over

£500,000

29/3 Spottiswoode Street

Marchmont | Edinburgh | EH9 1DQ

This truly impressive second floor flat perfectly blends period charm with modern convenience having been comprehensively renovated and restored by the present owners. Extending to over 1200 square feet, the generous space allows ample room for family life and entertaining, located in the heart of ever-popular Marchmont.

-  3 Bedrooms
-  2 Reception Rooms
-  1 Bathroom
-  Zoned Parking
-  Communal Gardens
-  EPC Rating – C
-  Council Tax Band – E



Description

Forming part of a handsome traditional sandstone tenement, the flat is located on the second floor, accessed via a well-kept communal stair with original tiling and secure entry system. The property retains many fine period features including fireplaces in each of the bedrooms and the reception room, ornate plaster cornice work, stripped wood flooring and wonderful high ceilings throughout. The front door opens to a wide and welcoming hallway with ample built-in storage and space for large items of furniture. The bay windowed reception room is to the front of the building and has a bespoke glazed partition to the home office space. The dining kitchen is to the rear of the building and has been fitted with solid oak units with granite worksurfaces, attractive ceramic tiled splash-backs and a Belfast sink. The range cooker is included in the sale and a separate utility room has washing machine and dishwasher with useful additional storage space. A walk in pantry and shelved press are also provided. The principal bedroom has twin windows to the front, the second double bedroom overlooks the communal gardens to the rear and has a superb built-in platform bed and storage. There is a third double bedroom to the front. A family bathroom with white suite and over bath shower completes the internal accommodation. Benefits on offer include modern gas central heating from a combi boiler and full timber sash and case double glazing.



Extras

The washing machine, dishwasher, range cooker, cooker hood, light fittings and shades and curtain poles are to be included in the sale. The smart thermostat is available to be included by separate negotiation.

Gardens & Parking

The flat benefits from access to an attractively maintained communal garden and drying green which is predominantly laid to lawn and offers the perfect spot for children to play or to relax during the warmer months. Residents zoned parking is available on the street.

Viewing

By appointment through Neilsons 0131 625 2222.





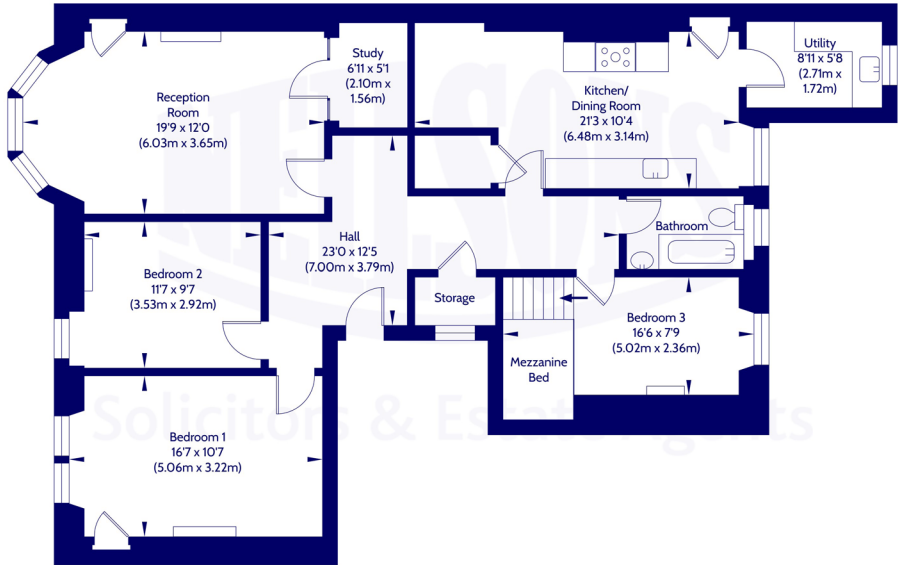
Location

Spottiswoode Street is a fine residential street of handsome Victorian sandstone tenements in the heart of ever-popular Marchmont, just to the south of Edinburgh city centre. Adjacent to the beautiful open spaces of The Meadows and bordered by Morningside, Bruntsfield and Newington, the convenience of location and high level of local amenity have made it one of the city's most sought after neighbourhoods. Marchmont has an excellent selection of specialty shops including fishmonger, grocers, hairdresser, florist and convenience stores. There are cafes, bars and restaurants in Marchmont and the neighbouring areas, all within comfortable walking distance. Recreational facilities in the area abound with The Meadows and Bruntsfield Links, Warrender Swim Centre and gym and a choice of cinemas and theatres close by. Highly regarded schooling is provided from nursery to secondary level with Edinburgh University also close by. Regular local bus services provide swift access in and around the city and by car, the bypass and trunk roads to the south are within easy reach.





Approx. Gross Internal Floor Area 115.37 Sq M / 1242 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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