



62/6 Spottiswoode Street
Marchmont, Edinburgh, EH9 1DH



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62/6

Spottiswoode Street

Beautifully presented top floor flat offering bright and stylish accommodation of considerable character in the popular and highly regarded Marchmont district of the city.

- Stylish top floor flat in traditional tenement
- Sympathetically upgraded and enjoying period features
- Welcoming hallway
- Bay windowed lounge w/feature fireplace
- Modern kitchen/dining room
- Two double bedrooms
- Boxroom
- Three-piece bathroom
- Gas central heating
- Shared garden
- Zoned permit parking

Home Report: £435,000

EPC Rating: D

62/6 Spottiswoode Street is entered off a well kept common stairway with security entryphone system and boasts generously proportioned accommodation with many attractive period features. It comprises broad reception hall, sunny bay windowed lounge with feature fireplace & fine ornate cornice, quality fitted kitchen/dining room, utility room, two good double bedrooms, box room/study and bathroom with shower over bath.

Gas central heating has been installed and the flat also enjoys a westerly aspect to the front with a flood of afternoon light.

There is an area of shared garden ground to the rear of the building and zoned permit parking on Spottiswoode Street and in the adjacent streets. In summary, early viewing is highly recommended to fully appreciate the quality, character and space on offer.





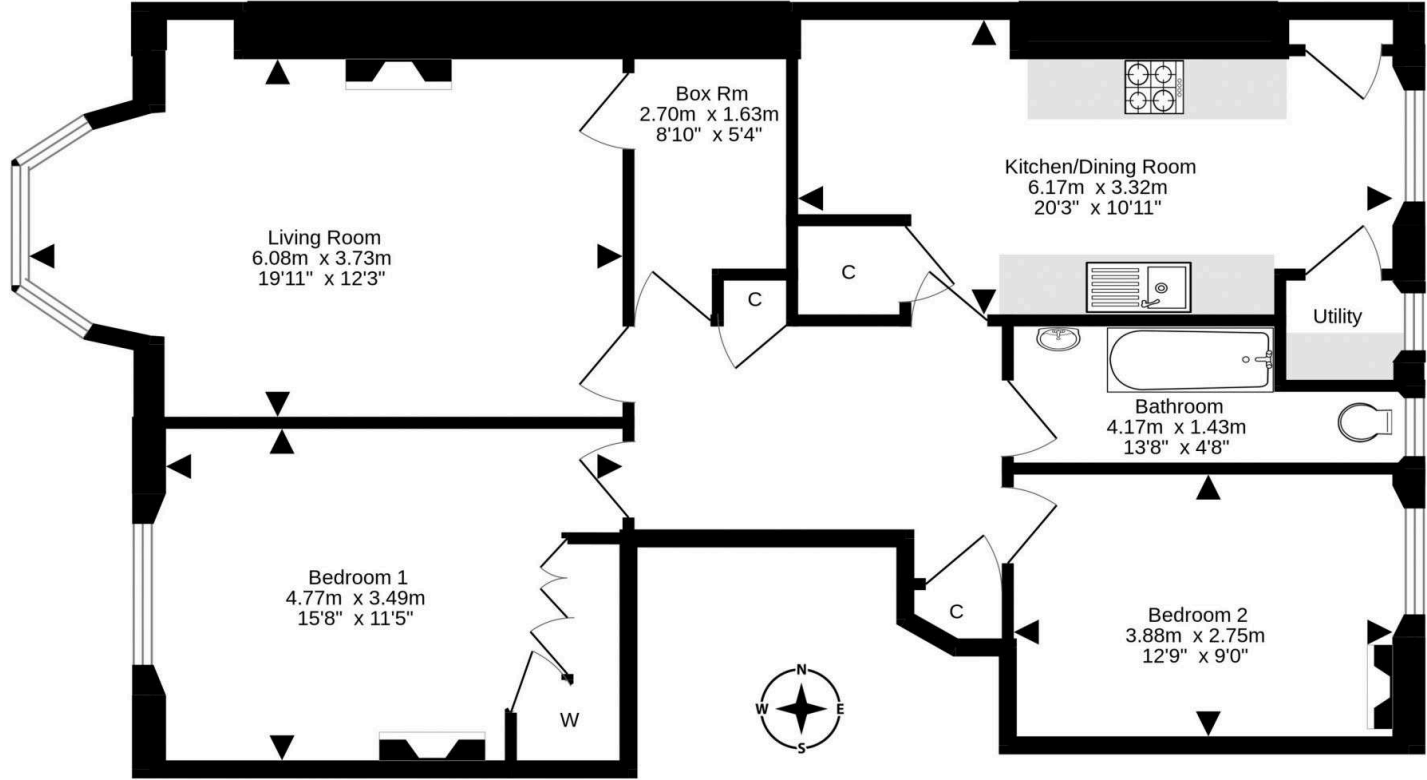
Renowned as a vibrant and sought-after suburb, Marchmont offers a variety of lovely period properties, leafy areas and outstanding retailers.

Situated opposite the Meadows, this area is within easy walking distance of Edinburgh's historic Old Town, the New Town, Waverley Station, and the city's best universities. A wide variety of cafés, restaurants, coffee houses, bistros, independent shops, galleries, boutiques, a luxury cinema, theatres, and various supermarkets can all be found on your doorstep and in neighbouring Morningside and Bruntsfield.

The area offers tranquil parks and large green spaces for outdoor activities and picnics. Outstanding state schooling is on offer at primary and secondary level and the area is very well served by frequent public transport services, superb cycle paths and picturesque, leafy walkways.



Extras: To include all fitted flooring; light fixtures; Blinds; oven; hob; cooker hood; fridge/freezer; washing machine; and tumble drier in the sale.



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. Made with Metropix ©2024



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