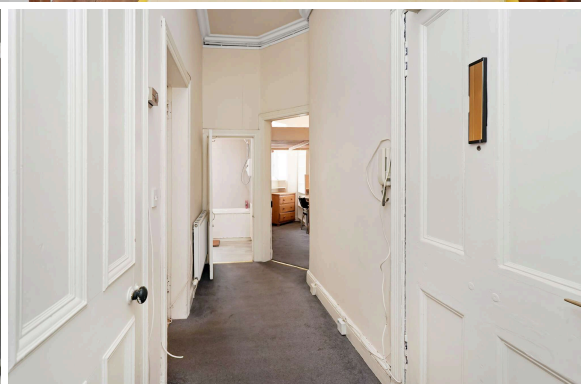
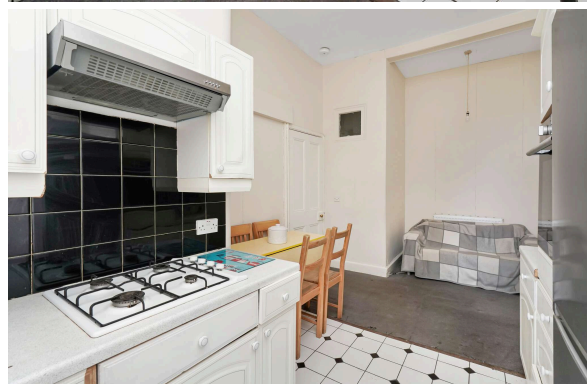




6/5 Spottiswoode Street
MARCHMONT | EDINBURGH | EH9 1ER


warners
solicitors & estate agents



6/5 Spottiswoode Street,

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Exceptionally spacious traditional second floor flat superbly situated only a stone's throw from the green expanse of Bruntsfield Links, the Meadows and fabulous amenities.

High ceilings and tall windows ensure a great feeling of light and space within this property, which offers ample room to spread out. The living room and bedroom boast a west facing aspect to the front and catch the best of the afternoon sun. You can see the leafy Bruntsfield Links from the bay window of the living room, which is enhanced by a pine mantelpiece with open hearth and decorative cornice work to the ceiling. Facing out to the rear and overlooking the shared garden you'll find a generous sized kitchen with dining alcove and the second bedroom. The bathroom is fitted out with an electric over-bath shower and neutral tone tiled surround.

- Bay windowed living room with lovely period style features
- Large kitchen/dining room
- Double bedroom
- Single bedroom with platform bed
- Bathroom/electric shower
- Entrance hall with deep store cupboard
- Gas central heating
- Security entryphone system
- Shared rear garden
- Permit parking
- Convenient for central universities
- Great transport links into City Centre
- Energy Rating C and Council Tax D

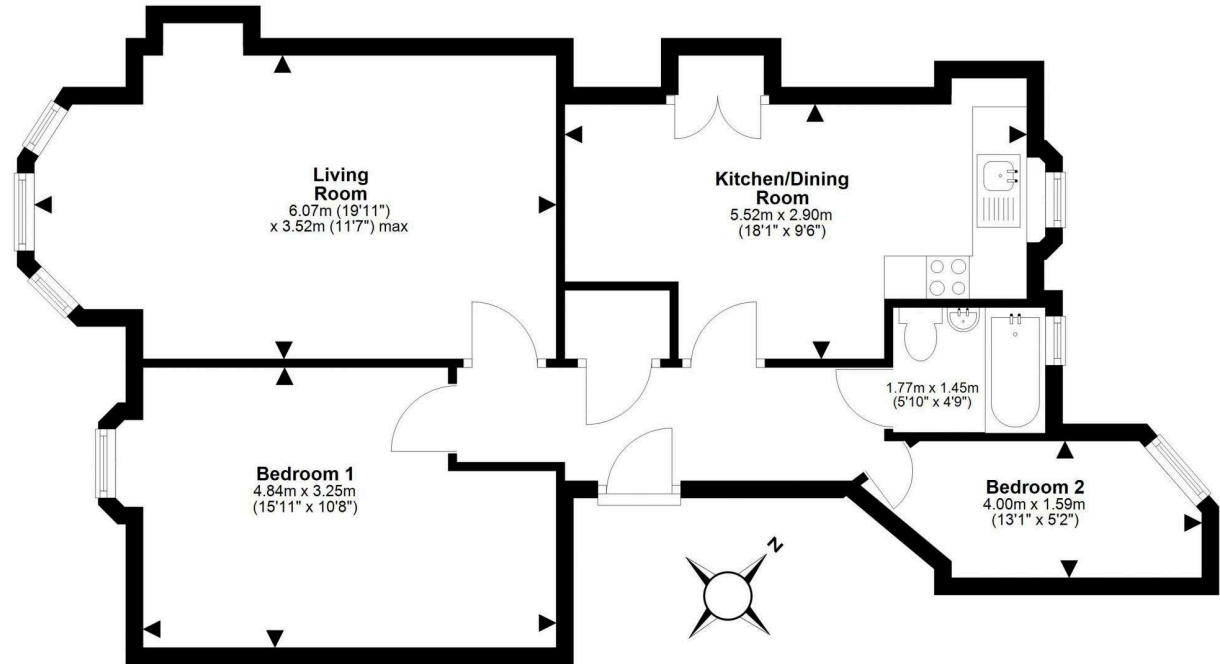
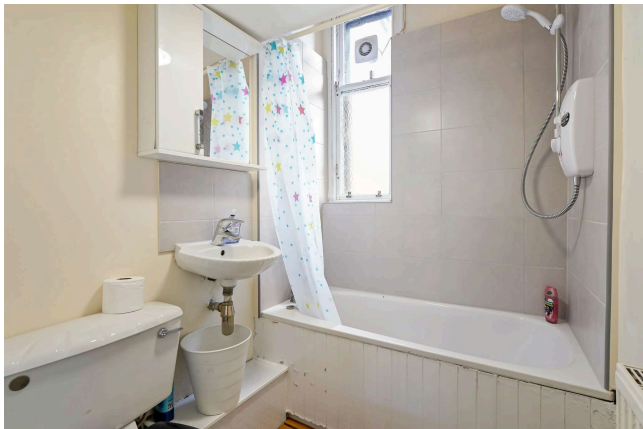
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Marchmont is a sought after residential area, which lies to the south of the city centre. It offers a wide variety of local amenities including convenience and speciality shops. In addition there are a number of popular coffee shops, bars and restaurants. Further amenities can be found at Newington, Morningside and Bruntsfield, all locations being easily accessible. Leisure facilities are excellent and include Warrender Swim Centre, the Meadows and Bruntsfield Links where facilities include tennis courts, a bowling green and pitch and putt. Excellent walks can be enjoyed on nearby Blackford Hill, the Hermitage of Braid and the Pentland Hills. The flat is situated close to Edinburgh and Napier University buildings. An efficient public transport network is on hand which operates to most parts of the town and surrounding areas. The city bypass and main motorway networks are also within easy reach.

Curtains, blinds, Kitchen appliances included in the sale.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.