

COULTERS[©]

FLAT 1, 38 SPOTTISWOODE STREET

MARCHMONT, EDINBURGH, EH9 1DG

 2 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

This elegant and generously proportioned first-floor flat forms part of a well-maintained traditional tenement in the heart of Marchmont. Just moments from the Meadows, this impressive property combines fine period detail with spacious, well-balanced accommodation ideally suited to a professional couple, young family, or investor.



KEY FEATURES



First floor flat with two double bedrooms.



Retaining elegant period features.



Well-maintained communal garden.



Permit parking available.



Short walk to the Meadows and Edinburgh University.



Excellent schools in the local area.



EPC Rating - C



Council Tax Band - E



The bay-windowed sitting room faces west and enjoys abundant afternoon light and exceptional original features including intricate cornicing, a traditional mantelpiece (with working gas fire), and Edinburgh press. The large dining kitchen is well appointed and provides ample space for everyday dining and entertaining and benefits from access to a handy separate utility room. There are two generous double bedrooms and a lovely bathroom with traditional fittings and attractive wall paneling. Excellent storage is available off the spacious hall and within the kitchen. An external store cupboard is also located off the communal stair.

Further benefits include gas central heating, modern double glazing, a well-kept shared garden to the rear, and residents' permit parking.





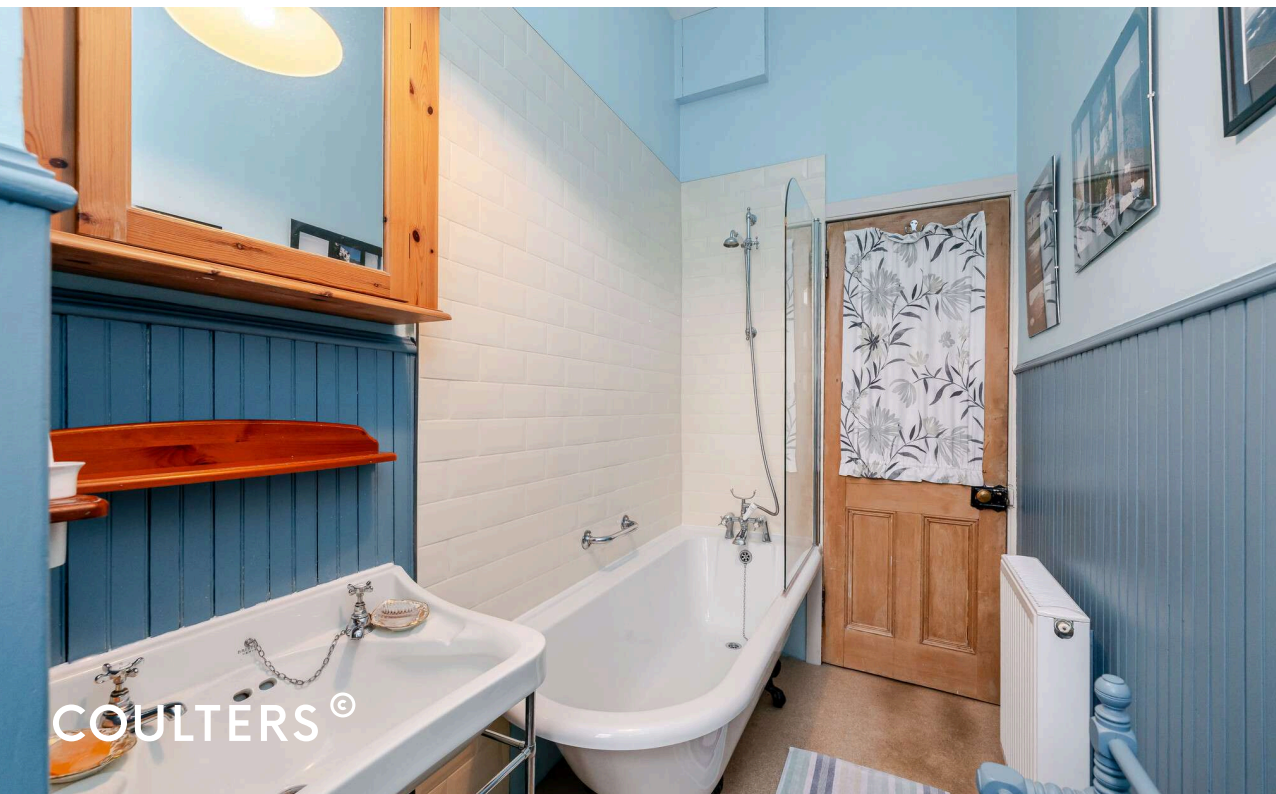
THE LOCAL AREA

Marchmont is a leafy residential area south of Edinburgh's City Centre. Moments from The Meadows, the property enjoys access to peaceful walks, tennis courts, play parks and far-reaching cycling routes. Numerous yoga studios are located in the area as is Warrender Swim Centre with its heritage Victorian pool and state-of-the-art fitness gym. For everyday shopping, there is a Scotmid and Sainsburys local along an independent fishmonger and green grocer.

It is an ideal location for the University of Edinburgh and Edinburgh College of Art, both within walking distance. Highly regarded schooling includes James Gillespie's Primary and High School, with private school choices such as George Watson's College, all easily accessible. The City Centre can be reached on foot or via the many regular bus services that are available.

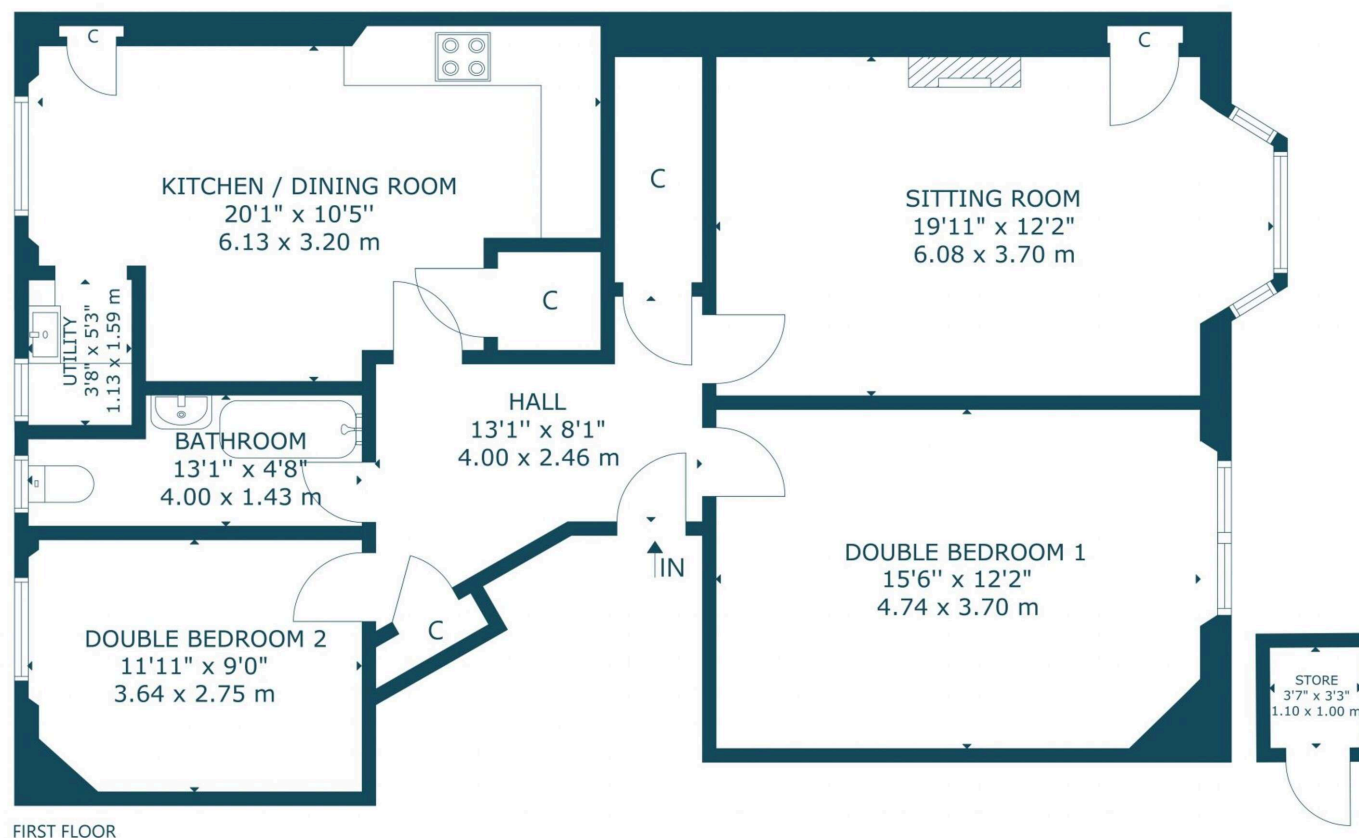
EXTRAS

All light fittings (excluding one in the sitting room), fitted flooring, bathroom curtain, fridge/freezer, dishwasher and washing machine are included in the sale price. The bookcase in the kitchen does NOT form part of the sale. Other items may be available subject to separate negotiation.



HOME REPORT VALUATION: £435,000





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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 1,053 SQ FT / 98 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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0131 603 7333



enquiries@coultersproperty.co.uk

LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.