



41 (2F2) Spottiswoode Street, Edinburgh, EH9 1DQ

Well-presented and spacious three bedroom second floor flat close to excellent amenities

URQUHARTS
EDINBURGH



DESCRIPTION

41 (2F2) Spottiswoode Street is a well-presented and spacious three bedroom second floor flat superbly situated in the desirable Marchmont area, with excellent local amenities and schools on the doorstep, and is a convenient distance to the city centre & surrounding areas.

Welcoming entrance hall with several storage cupboards; bright and spacious bay windowed living room (currently used as bedroom 4), dining room to the rear leading to the modern fitted kitchen with wall and base units, appliances and a pantry/storage cupboard; three good-sized double bedrooms; and a bathroom with three-piece suite.

ACCOMMODATION

Entrance hall. Living room. Kitchen / Dining room. Three double bedrooms. Bathroom.

Gas central heating. Sash and case windows. Well-maintained communal rear garden. Residents permit and pay & display on street parking.

LOCATION

Spottiswoode Street is situated within the highly sought after residential area of Marchmont and within walking distance of good schools, main university campuses and city centre. Local shops cater for everyday needs, and Cameron Toll Shopping Centre with a Sainsbury's supermarket and other retail shops is only a short distance away. The Meadows and Bruntsfield Links public parks are very close offering tennis, bowling, croquet and two children's playgrounds. Other recreational facilities in the area include the Warrender Swim Centre and Gym, Royal Commonwealth Pool, the green open spaces of Holyrood Park, Arthurs Seat, Warrender Swim Centre and Gym, Blackford Pond and The Hermitage of Braid and several well-renowned golf courses. Nearby districts of the Grange, Bruntsfield and Morningside are all within easy reach offering further shops including a Waitrose and M&S Food Hall, cafes, restaurants, and boutique shops. Regular buses, cycle paths and footpaths provide quick access into the city centre and surrounding areas, with both Waverley and Haymarket stations easily accessible. The City Bypass can be reached by car providing





links to the major motorway networks, Edinburgh Airport and The Forth Road Bridge/Queensferry Crossing. Catchment schools are the well-regarded James Gillespie's Primary and James Gillespie's High School with private schooling available at nearby George Watson's College, George Heriots School, and Merchiston Castle School.

INCLUDED IN SALE

All fitted floor coverings (the floorboards are stripped and varnished under the carpets), light fittings, curtains & blinds, and kitchen appliances. All furniture may be available by separate negotiation.

PRICE AND VIEWING

For price and viewing arrangements please contact Urquharts 0131 556 2896

HOME REPORT

The Home Report is available at www.espc.com or by contacting Urquharts Property on 0131 556 2896 or email: property@urquharts.co.uk. All interested parties are advised to view the Home Report prior to viewing the property.

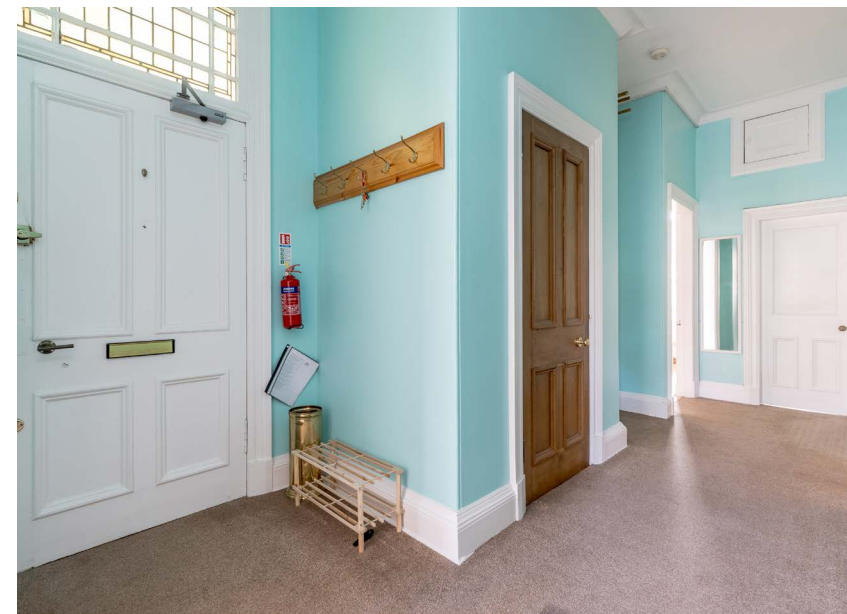
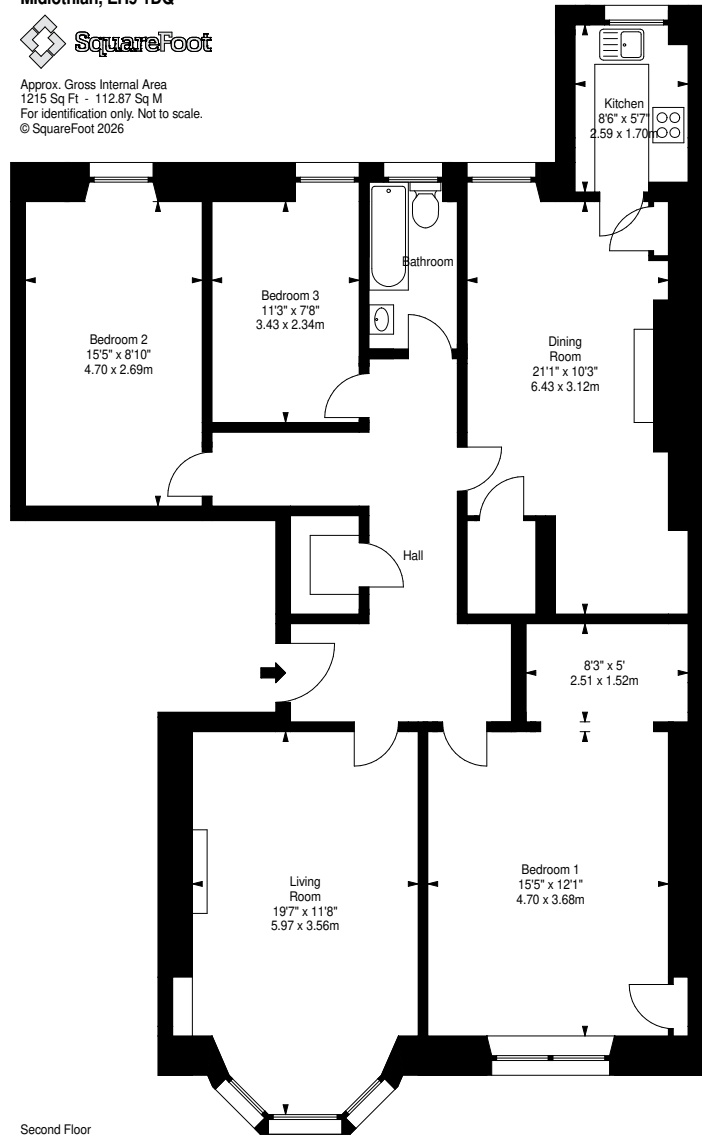
The property has a Council Tax Band **E**
The property has an Energy Rating Category **C**
Tenure Freehold



Flat 4,
41 Spottiswoode Street,
Edinburgh,
Midlothian, EH9 1DQ



Approx. Gross Internal Area
1215 Sq Ft - 112.87 Sq M
For identification only. Not to scale.
© SquareFoot 2026



NOTES

1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.

2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.

3. All measurements are approximate and any plans are for guidance only and are not guaranteed.

4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.

5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.

6. These particulars are not intended to nor will they form part of any contract.

7. A Home Report is available upon request from Urquharts Property – please email property@urquharts.co.uk.