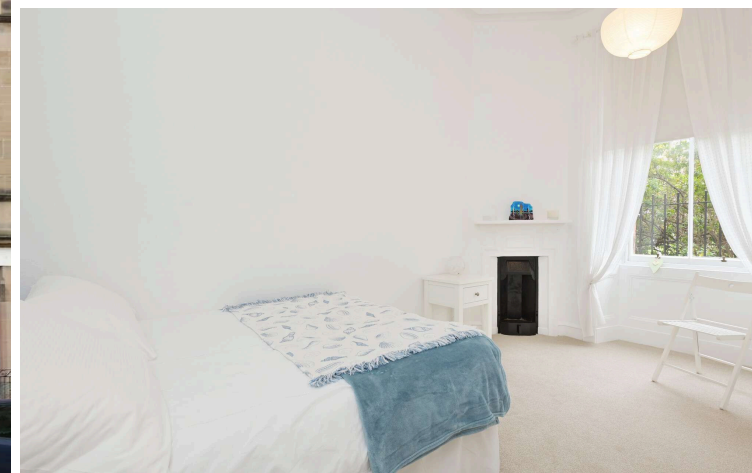


ALLINGHAM&CO

traditional values | modern practice

Telephone: 0131 447 9341
Email: property@allingham.co.uk



Main Door Flat, 27 Spottiswoode Road, Edinburgh, EH9 1BJ
1 RECEPTION | 2 BEDROOMS | 1 BATHROOM | EPC: D

Location

This 2 bedroom, main door tenement flat is situated within the desirable Marchmont area of South Edinburgh.

This highly sought after area is surrounded by an abundance of local amenities including specialist shops, bars, cafes, a pharmacy, hairdressers and doctors surgery. The bustling streets of Brunstfield, Tollcross, Morningside and Newington are also close by and provide an even wider array of independent shops and restaurants and cultural venues. This wealth of amenities and easy access to the city centre and beyond make it a popular area for families, professionals and students alike.

The property is situated close to the green and open spaces of the Meadows and Bruntsfield Links, and is within walking distance of Edinburgh City Centre. Just around the corner is the iconic Victorian Leisure Centre at Warrender and there is an abundance of other recreational facilities such as cinemas, theatres, putting and tennis nearby.

There are a number of excellent schools in the area, in both the public and private sector, with the property falling within the catchment for James Gillespie's school. Napier and Edinburgh Universities are also both within walking distance.

Home Report

Please visit: www.allingham.co.uk or www.espc.com





Accommodation

Entrance hallway

Bright and spacious living room with large bay window and fireplace

Kitchen with built in hob & oven, extractor fan, fridge freezer, dishwasher, and washing machine: these items are believed to be in good working order though their condition is not warranted

Principal bedroom with wash hand basin

2nd double bedroom with fireplace

Bathroom with shower over bath, wash basin and WC

Extra Features

Gas central heating

Private garden to the front

Shared drying green to the rear



Price and Viewing

For current price and viewing details, please visit espc.com or www.allingham.co.uk or telephone Allingham & Co on 0131 447 9341.

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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of any contract. Interested parties should instruct their agents to note interest with us.

Solicitors submitting offers are requested to use the current edition of the Scottish Standard Clauses (SSC). Please note that the Seller may give preference to offers submitted using the SSC. Successful offers received not using the SSC may be responded to by the deletion of the non standard clauses and replacement with SSC

