



56/5, Spottiswoode Street

MARCHMONT, EDINBURGH, EH9 1DH



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Property Summary

Introducing 56/5 Spottiswoode Street, a beautifully presented two-bedroom (plus box room) third-floor flat set within a handsome traditional tenement in the ever-popular Marchmont. Brimming with original character, the home pairs elegant period features with tasteful modern finishes to create a stylish and inviting living space, including a generous living room, a contemporary dining kitchen and utility room, two spacious double bedrooms, and a sleek modern bathroom. Perfectly placed, it is just a short stroll from the vibrant cafés, independent shops, and open green spaces of The Meadows. At the same time, excellent transport links provide easy access to Edinburgh city centre. A shared garden with a seating area offers a peaceful outdoor escape.

Extras

Extras: All fitted floor and window coverings, light fittings, and integrated appliances are included in the sale.

Features

- Third-floor flat in Marchmont
 - Part of a traditional tenement building
 - Lovely retained original features
 - Entrance hall with storage
 - West-facing living room with fireplace and press storage
 - Modern kitchen with space for seated dining and utility room
 - Spacious main bedroom with fireplace
 - Second double bedroom with fireplace
 - Versatile box room
 - Bathroom with overhead shower and towel warmer
 - Shared garden with outdoor seating area
 - On-street parking
 - Gas central heating
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Modern kitchen with space for seated dining and utility room







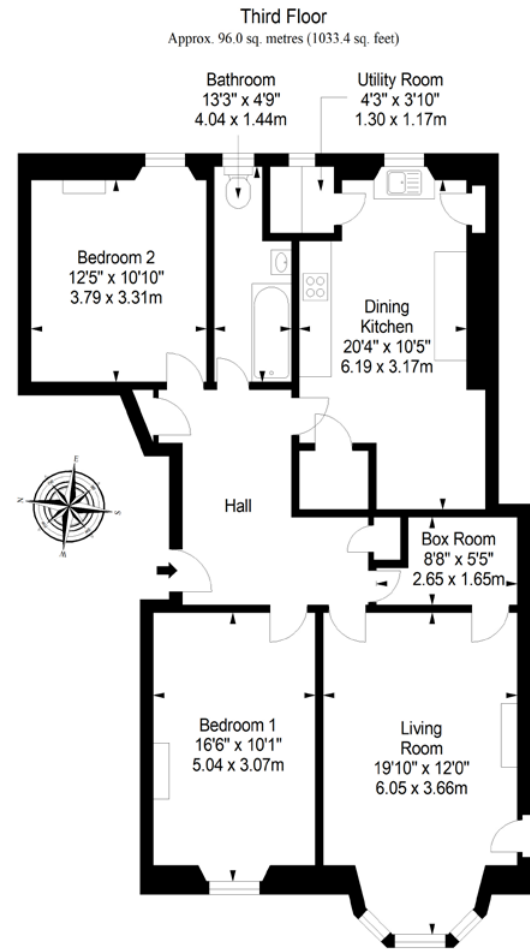
Second double bedroom
with fireplace and a
spacious main
bedroom with
fireplace







Floorplan



Total area: approx. 96.0 sq. metres (1033.4 sq. feet)