

**34 Spottiswoode Street
Edinburgh EH9 1DG**

Offers Over £450,000

- Superb 3 bed main door flat
- Bay windowed lounge with stove and period features
- Dining Kitchen with French doors to communal garden
- Two double bedrooms plus a single bedroom
- Luxurious wet room bathroom with two piece suite and separate rainfall shower.
- Separate WC
- Private front garden and communal rear garden
- Residents permit parking

Council Tax Band: E
Tenure: Freehold



1



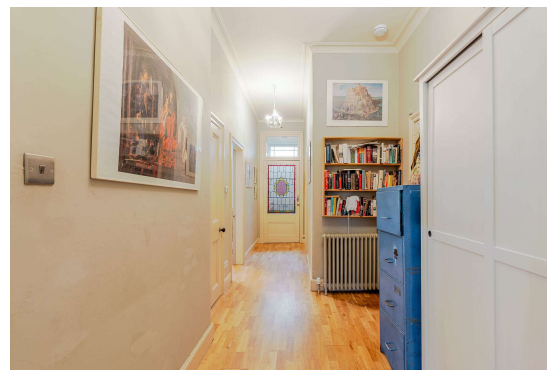
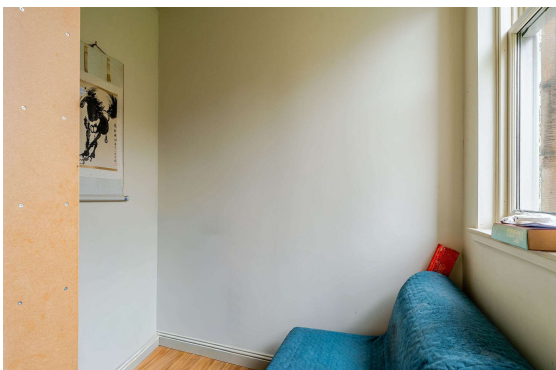
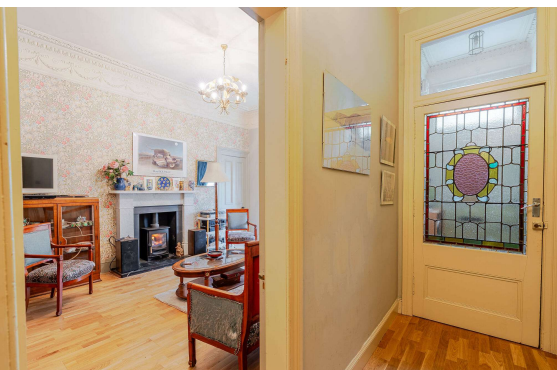
2



1



EPC C



Superb Maindoor Flat

Blair Cadell are delighted to present this 3 bed, main door flat situated within the highly sought after Marchmont area of the city. Ideally located just moments from excellent local amenities and transport links, this outstanding home offers exceptional convenience and style, making it perfectly suited to a wide range of buyers.

Accessed via a private main door, the accommodation opens into a bright and spacious entrance hallway leading to a stunning bay-windowed lounge. Elegant period features, including an Edinburgh press, ornate cornicing and a wood-burning stove, create a welcoming space ideal for relaxing or entertaining guests. A generous dining kitchen serves as a true highlight, with French doors opening directly onto a well-maintained communal garden—perfect for al fresco dining and outdoor entertaining. The kitchen itself offers an excellent range of wall and floor-mounted storage units, along with two useful pantry cupboards, electric oven, hob, and fridge freezer. Two well-proportioned double bedrooms provide peaceful retreats, each enhanced by a charming decorative fireplace that forms an attractive focal point while adding character and a touch of period elegance. In addition, a versatile single room enjoys views towards the rear communal garden, benefiting from natural light and offering flexible use as a further bedroom, home office, or nursery. Completing the accommodation, a luxurious wet room bathroom features a stylish two-piece suite with the bath set within an alcove, complemented by a rainfall shower within its own wet-walled area. A separate WC adds further convenience.

Further benefits include gas central heating and double-glazed windows for excellent energy efficiency, a private front garden, access to a communal rear garden, and residents' on-street permit parking.

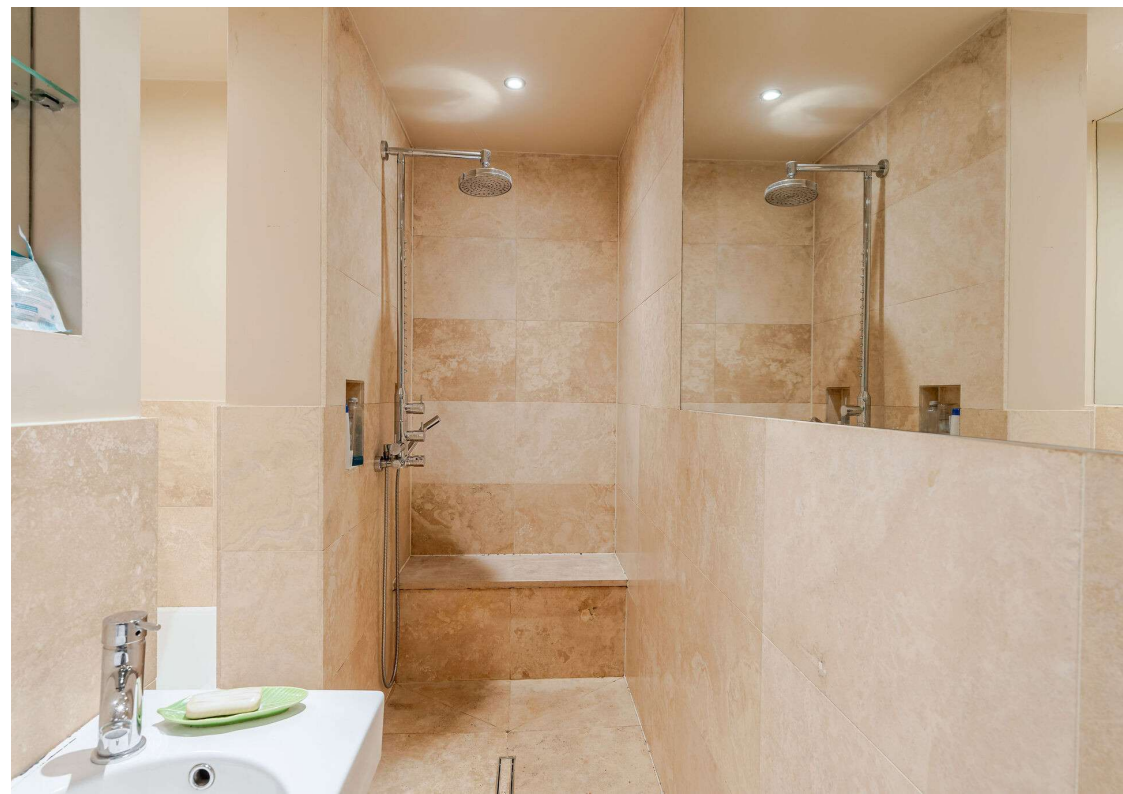
Marchmont is a highly sought-after residential area located just south of Edinburgh's vibrant city centre. Ideally positioned for access to both the University of Edinburgh and Napier University, the area is exceptionally popular with students, academics, and professionals alike. Residents benefit from excellent public transport links, with frequent services providing swift and convenient access to the city centre perfect for shopping, dining, and nightlife. Marchmont itself enjoys a charming, village-like atmosphere, with a range of well-established independent shops, cafes, and local amenities, making it ideal for a relaxed Sunday stroll or everyday convenience.

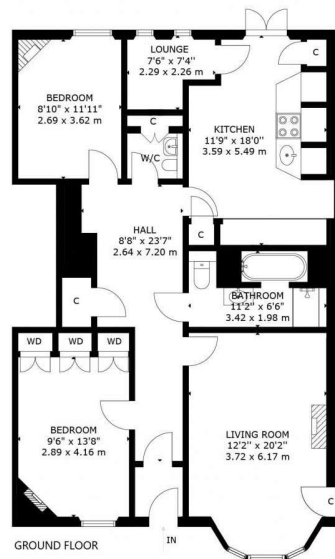
For outdoor and leisure activities, residents are spoiled for choice. The Meadows and Bruntsfield Links provide expansive green space for recreation, including a popular pitch and putt course in the summer months. Nearby facilities also include Warrender Swim Centre and the Royal Commonwealth Pool, offering excellent fitness and wellness options year-round.

Marchmont falls within the catchment for James Gillespie's Primary and High Schools, both of which have excellent reputations. In addition, there are a number of highly regarded private schools nearby, including George Watson's College, George Heriot's School, and Merchiston Castle School.

Viewing by appointment 0131 337 1800







34 SPOTTISWOODE STREET, EDINBURGH, EH9 1DG
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,028 SQ FT / 96 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
 Copyright © Nest Marketing
 www.nest-marketing.co.uk



Property Centre:
 1 Harrison Gardens
 Edinburgh EH11 3NA
 Tel: 0131 337 1800
 Fax: 0131 337 1118

DX ED 92, Edinburgh
 E-mail: property@blaircadell.com
www.blaircadell.com

