



9/1 Spottiswoode Street,
MARCHMONT | EDINBURGH | EH91EP

warners
solicitors & estate agents



9/1 Spottiswoode Street,

MARCHMONT | EDINBURGH | EH91EP

Warners are delighted to present to the market this charming ground-floor apartment, forming part of a traditional tenement building in the highly sought-after area of Marchmont. Boasting a superb layout comprising two generous double bedrooms plus a versatile box room, this attractive home is ideally positioned within easy walking distance of an excellent range of local amenities, The Meadows, Bruntsfield Links, and Edinburgh City Centre. Offering bright, beautifully presented accommodation, the property further benefits from a wealth of attractive period features and access to a lovely shared rear garden.

Accessed via a secure communal entrance, the spacious accommodation comprises a welcoming hallway, an elegant sitting room featuring a striking box bay window and an attractive fireplace with gas flame-effect fire, a contemporary kitchen/dining room fitted with stylish wall and base units alongside integrated appliances, two well-proportioned double bedrooms, a large box room currently utilised as a home office, ideal for flexible modern living, and a beautifully appointed bathroom complete with bath and overhead shower.

Externally, the property enjoys access to a delightful west-facing shared rear garden, perfect for enjoying afternoon and evening sun, together with the rare added benefit of a private front garden, thoughtfully paved for ease of maintenance.

Parking is available by way of a Residents' Permit, subject to the standard council fees.

- Prime Marchmont location near The Meadows
- Spacious 2-bedroom + box room layout
- Beautiful period features throughout
- Bright traditional tenement apartment
- Private front garden & shared west-facing garden
- Short walk to city centre, cafes, shops & amenities

Council Tax: E , Energy Rating: C

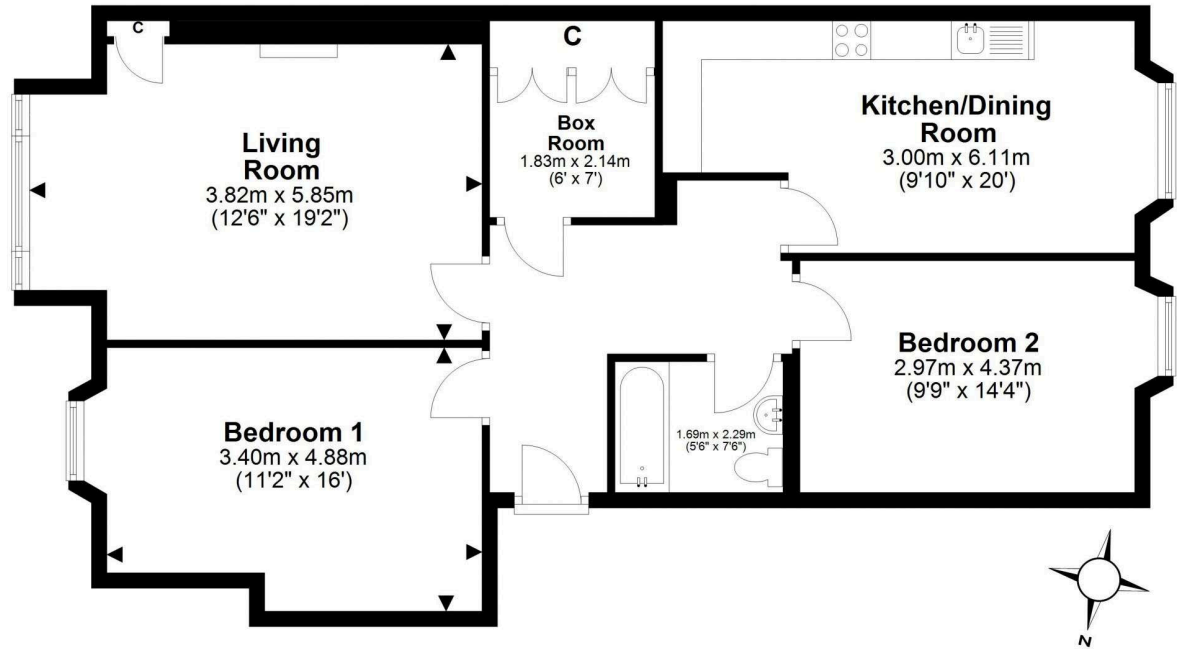
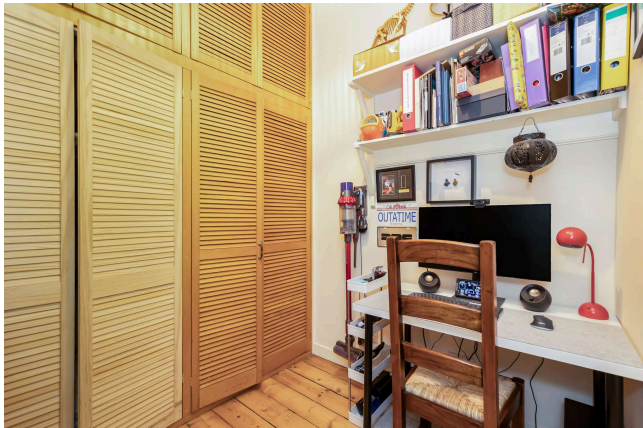
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Extras: Fixtures and fittings, pulley/airer, and all blinds, curtains, and integrated appliances.

Marchmont is one of Edinburgh's most desirable areas, being close to the city centre, the city's main financial core and both Edinburgh and Napier Universities. The vibrant district is surrounded by the exclusive areas of Bruntsfield and Merchiston, whilst the open expanses of Bruntsfield Links and the Meadows are just a leisurely stroll away. There is an abundance of bars, restaurants and cinemas, all within walking distance. The city centre itself can be accessed in a matter of minutes by car or public transport. There is good quality schooling, both in the public and private sectors, whilst the city by-pass and main motorway networks are easily accessible.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.