



11/8 Spottiswoode Road
Marchmont, EH9 1BH

deans 
Solicitors & Estate Agents LLP



THIRD FLOOR FLAT

- Living Room/Dining Room
- Kitchen/Breakfast Room
- Utility Room
- Two Double Bedrooms
- Box Bedroom
- Shower Room
- Communal Rear Garden
- On-Street Permit Parking
- Gas Central Heating
- EPC Rating – C



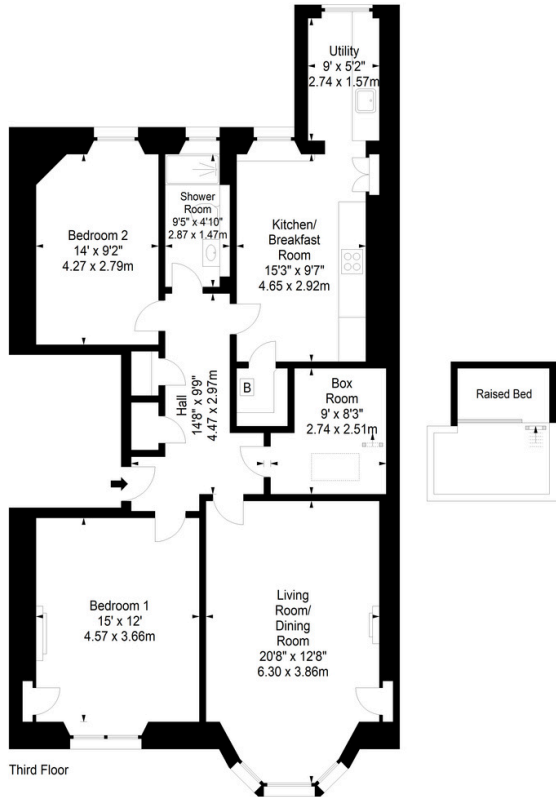
Forming part of a traditional tenement building, this immaculately presented third floor flat enjoys views of Edinburgh Castle and Arthur's Seat. The property tastefully combines attractive, period features including ornate cornicing, wooden doors and shutters and original fireplaces with contemporary décor creating a beautiful home. Located in the highly sought-after area of Marchmont, the property is conveniently positioned near a wide range of local shops, cafés, bars, and restaurants. Excellent public transport links provide easy access to the city centre and surrounding areas, with the City Bypass also easily accessible. The accommodation comprises; welcoming entrance hallway, bright and spacious living room/dining room with feature fireplace, stylish kitchen/dining room, separate utility room, two good-sized double bedrooms, further box bedroom with sky light and recently upgraded shower room. Externally, there is a well-maintained communal garden to the rear of the property with on-street permit parking available in the area. The property features partial double glazing and gas central heating. Included in the sale are the; fitted carpets and floor coverings, cooker, oven, hob, hood, fridge-freezer and dishwasher. All appliances included in the sale are sold as seen with no warranty provided.



Spottiswoode Road,
Edinburgh,
Midlothian, EH9 1BH



Approx. Gross Internal Area
1064 Sq Ft - 98.85 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

Deans 
Solicitors & Estate Agents LLP

Your Property People.

0131 667 1900

mail@deansproperties.co.uk

deansproperties.co.uk