

# 14/4 Spottiswoode Street

MARCHMONT, EDINBURGH, EH9 1ER



*FIRST FLOOR TENEMENT FLAT. LOCATED IN THE  
SOUGHT AFTER MARCHMONT AREA OF EDINBURGH*



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McEwan Fraser is delighted to offer this preferred first-floor tenement flat to the market. Located in sought after Marchmont, the property offers wonderful blend of period character and contemporary styling making this an ideal city centre residence or profitable Buy-To-Let opportunity.

Presented in good order throughout, the property boasts two double bedrooms, a generous box room, bay-fronted lounge, shower room, and a dining kitchen. Further benefits include a communal garden, residents permit parking and gas central heating.

**14/4 Spottiswoode Street**





The internal accommodation is focused on a generous living room that boasts high ceilings, exposed floorboards, ornate cornice, Edinburgh press, and huge levels of natural light from a broad bay window. While the stone fireplace creates a lovely natural focal point for the room, the space on offer can accommodate a range of different furniture configurations. This will allow the new owner plenty of flexibility to create their ideal entertaining space. To the rear of the living room, a door opens into a generous box room which is currently illustrated as a third bedroom. This box room is larger than average and would make a superb home office.









The kitchen overlooks the rear garden and includes a generous range of base and wall-mounted units. There is ample prep and storage space alongside an integrated gas hob and electric oven. Space is provided for a range of free-standing appliances. The kitchen is finished with laminate flooring, includes integrated storage, and boasts plenty of space for a dining table.





# Kitchen/Diner







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Bedroom one overlooks the front of the property. As with the living room, there is exposed wooden flooring, traditional sash and case windows, high ceilings and skirting boards, and ornate cornice all set against stylish exposed floorboards. There is ample space for a full range of free-standing bedroom furniture. The second double bedroom overlooks the communal rear garden and enjoys similar proportions and features to bedroom one. Choosing between the two will not be an easy decision.

The accommodation is arranged around hallway, with integrated storage, that gives access to all apartments including a contemporary shower room. The shower room is partially tiled and includes a contemporary suite a large double shower cubicle. There is plenty of space for a more traditional layout including a bath with overhead shower.

This is a superb example of a traditional tenement flat and viewing is highly recommended.

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**Bedroom 2**







**Box Room**



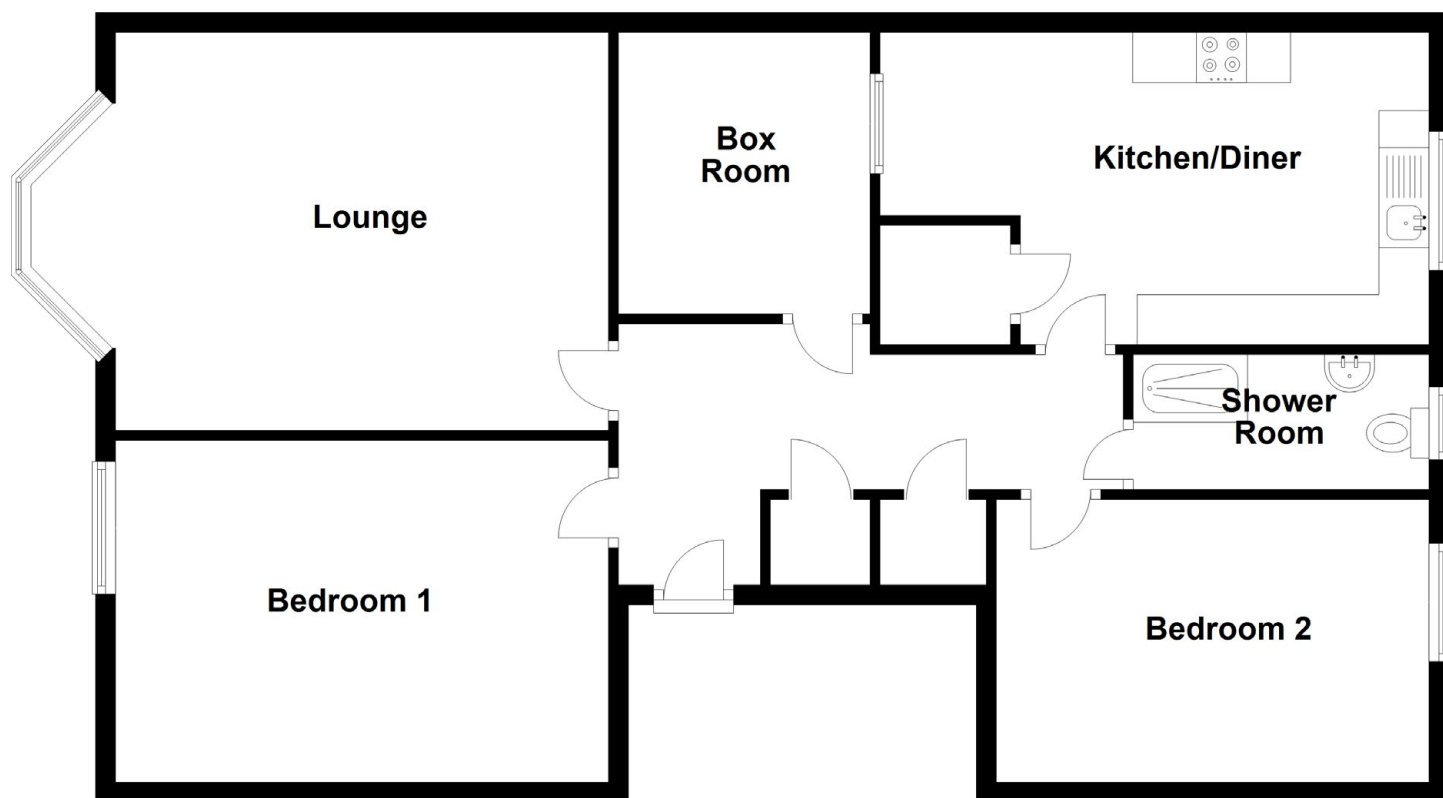








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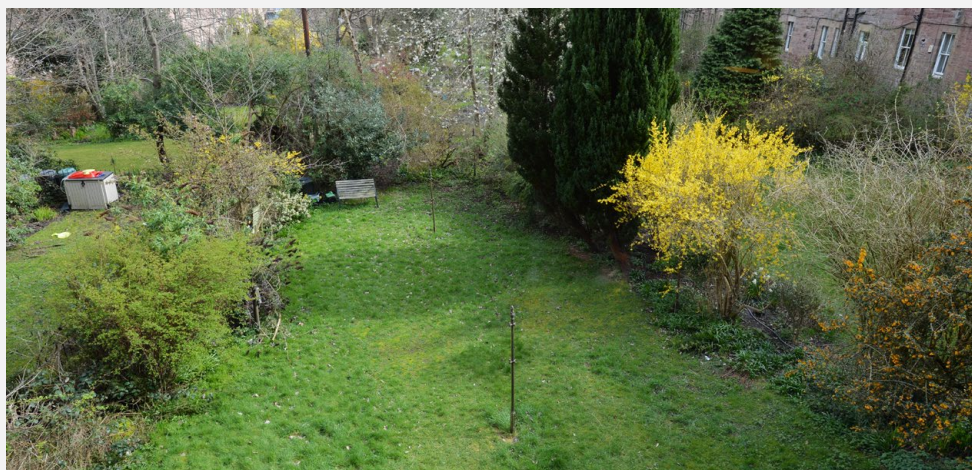
Approximate Dimensions

(Taken from the widest point)

Lounge	6.40m (21') x 3.98m (13'1")	Shower Room	2.96m (9'8") x 1.35m (4'5")
Kitchen/Diner	5.49m (18') x 2.95m (9'8")	Gross internal floor area (m <sup>2</sup> ): 91m <sup>2</sup> EPC Rating: C	
Bedroom 1	4.93m (16'2") x 3.42m (11'3")		
Bedroom 2	4.33m (14'2") x 2.83m (9'3")		
Box Room	2.81m (9'3") x 2.52m (8'3")		



# The Garden







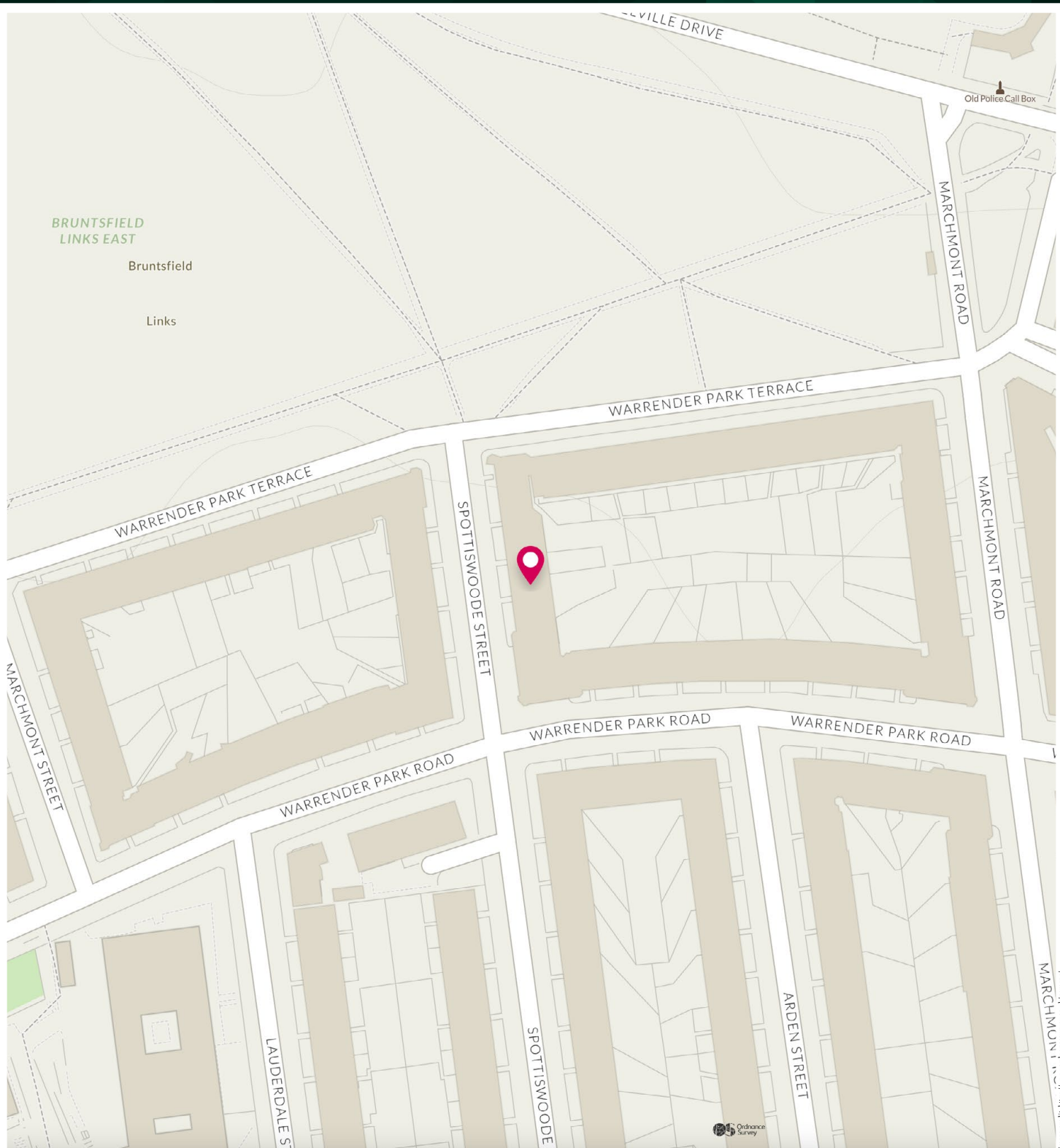
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Marchmont is an extremely popular location which is situated approximately one mile south of Edinburgh's city centre. It offers a wide variety of local amenities including convenience and speciality shops, a bank, post office and chemist. In addition there are a number of coffee shops, bars and restaurants. The property is a short walk from the Meadows and Bruntsfield Links where facilities include numerous children's playgrounds, tennis courts, a bowling green and a pitch and putt. Excellent walks can also be enjoyed on Blackford Hill, the Hermitage of Braid and in the Pentland Hills and there are many golf courses within easy reach as is Warrender Swim and Gym Centre on Thirlestane Road.

Access to the city centre is easy on foot and by bus and the City Bypass is nearby which connects into the motorway network North, South and West. James Gillespie's Primary and High School are the catchment schools in the area, with private schools nearby including George Watson's College, Merchiston Castle School and George Heriot's School.

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# McEwan Fraser Legal

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