

8/3 (1F1) Spottiswoode Street

MARCHMONT, EDINBURGH, EH9 1ER



*One bedroom flat just off the Meadows with
excellent access to the City Centre*



0131 524 9797



www.mcewanfraserlegal.co.uk

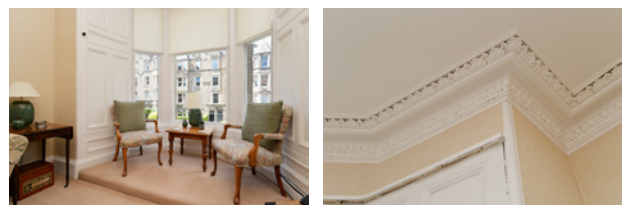


info@mcewanfraserlegal.co.uk



McEwan Fraser Legal is delighted to present this one-bedroom flat in Marchmont, just off the Meadows. The property is in walk-in condition and provides an excellent home in a central location, or a very lucrative investment opportunity with some opportunity redesign to create a second bedroom.

THE LIVING ROOM



Upon entering, you will be immediately captivated by the generous proportions and timeless charm of this residence. The high ceilings create a sense of grandeur, enhancing the overall spaciousness and airiness of the flat. The intricate cornicing adds a touch of sophistication and character to the living space, alongside the large bay windows allowing floods of light into the property.

THE KITCHEN



The well-appointed kitchen in this flat is truly a chef's dream. Boasting ample countertop space and integrated appliances, it provides the perfect setting for culinary creativity. Whether you enjoy cooking up a storm or simply relish the convenience of a well-equipped kitchen, this space will exceed your expectations.



THE BEDROOM



In addition to the double bedroom, this property offers the luxury of a box room, which can be utilized in various ways to suit your needs. Whether it be as a study, a walk-in closet, or an extra storage area, this versatile space provides valuable flexibility, adding to the overall functionality of the flat.

THE BOX ROOM



THE BATHROOM



THE HALLWAY

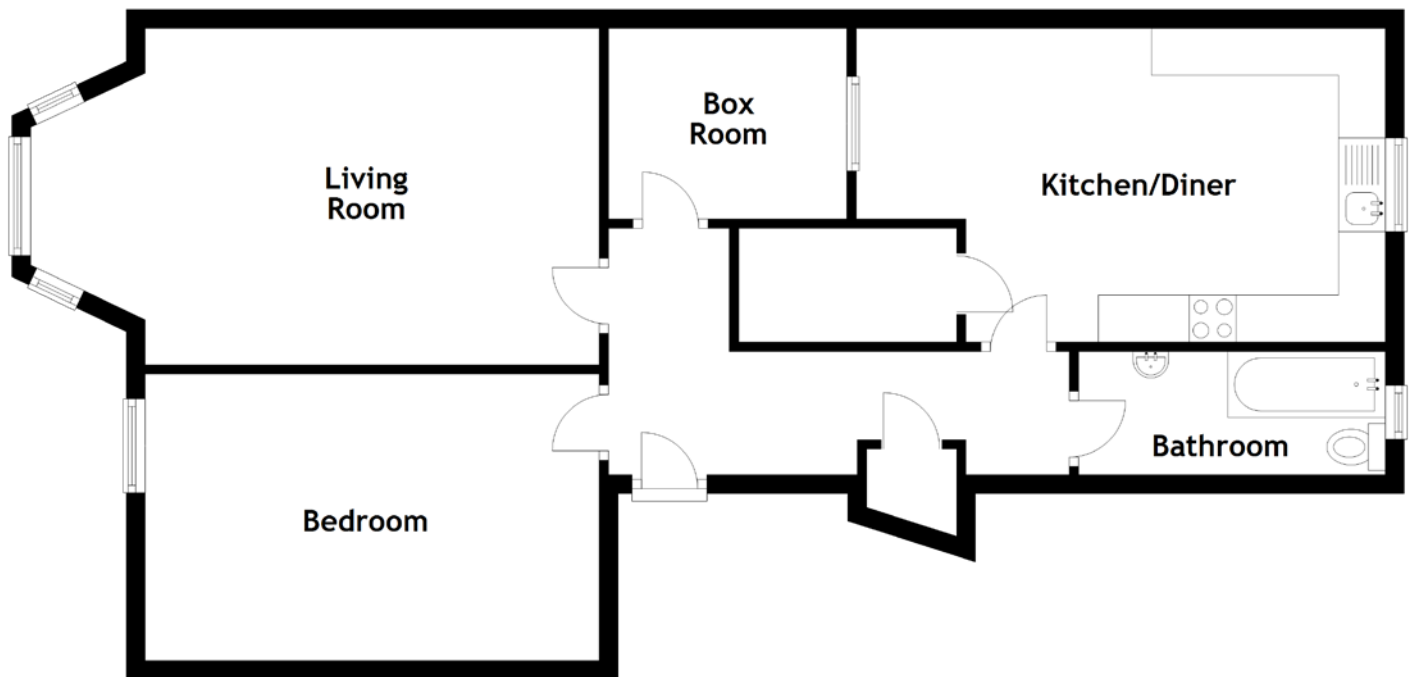


This is a rare opportunity to acquire a central flat in a fantastic location.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Living Room 6.06m (19'11") x 3.58m (11'9")
Kitchen/Diner 5.64m (18'6") x 3.34m (10'11")
Bedroom 4.84m (15'11") x 3.05m (10')

Box Room
Bathroom

2.54m (8'4") x 2.03m (6'8")
3.27m (10'9") x 1.31m (4'4")

Gross internal floor area (m²): 75m²

EPC Rating: C



THE LOCATION

Marchmont is an extremely popular location which is situated approximately a mile south of Edinburgh's city centre. Located on Spottiswoode Street, this flat enjoys a highly sought-after address. The vibrant neighborhood offers an array of amenities, including local shops, cafes, restaurants, and excellent transport links, ensuring convenience and a desirable urban lifestyle. Furthermore, the proximity to Edinburgh's iconic landmarks, cultural attractions, and scenic parks allows for an immersive experience in the city's rich heritage and natural beauty.





Because of these facilities and location, Marchmont is a very sought after area for young professionals, students and families - there are excellent state primary and secondary schools in the area, as well as private schools.

The property is a short walk from the Meadows and Bruntsfield Links where you will find children's playgrounds, tennis courts, a short hole golf course and cricket pitches.

Excellent walks can be found on the nearby Blackford Hill, the Hermitage of Braid and Holyrood Park. The Warrender Swim Centre is a short walk away and the Meadows are perfect for jogging and other leisure activities.

There are three regular bus services running through Marchmont going to the City, Morningside shopping area and the Royal Infirmary. The city bypass is nearby, and this connects to the motorway network for easy exit from the city in all directions.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
ANDREW DARCY
Surveyor



Layout graphics and design
ALLY CLARK
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. 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. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.