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31/4 Spottiswoode Road

MARCHMONT, EDINBURGH, EH9 1BJ



MARCHMONT

EDINBURGH, EH9

Marchmont is an extremely popular area situated approximately a mile south of Edinburgh's city centre. It offers a wide variety of local amenities including parks, a swimming pool and excellent local schools. Two university campuses, local and national libraries, theatres and cinemas are close-by. Locally there is good provision of services including hairdressers, doctors, dentists, chemists, a gallery and a hardware shop.

There are also pubs, a variety of cafes, convenience and speciality shops, independent beer and wine merchants and popular restaurants whose reputation extends beyond the area. The local fishmonger is a legend in the city. The property is a short walk from the grassy expanses of the Meadows and Bruntsfield Links where you will find children's playgrounds, tennis courts, a short hole golf course, jogging track and cricket pitches. Longer walks can be found on nearby Blackford Hill, the Hermitage of Braid and Holyrood Park.

There are three regular bus services running through Marchmont going to the city centre, to three major hospitals and Morningside shopping area. The local busses connect to the railway and bus stations and with trams going to Murrayfield, the Gyle shopping centre and the airport. The City Bypass is near-by, connecting to the motorway network and providing easy access to the city from all directions.

31/4 SPOTTISWOODE ROAD

MARCHMONT, EDINBURGH

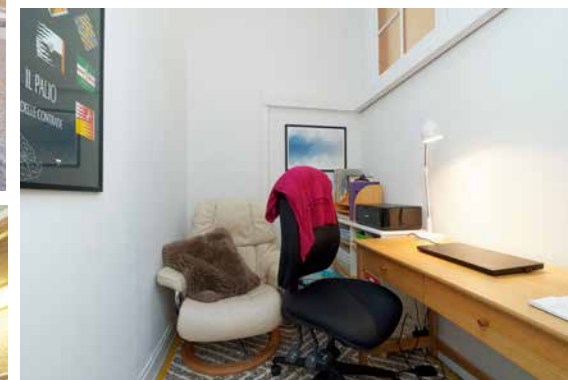
An excellent opportunity has arisen to acquire this highly desirable two-bedroom second-floor flat, making for an ideal city centre residence or buy to let investment.

Internally this accommodation is in excellent decorative order. It consists of an entrance hallway with two storage cupboards. There is a box room with borrowed natural light which is currently used as a home office. The bright and spacious lounge has a bay window, a period mantelpiece with a feature gas fire, and an Edinburgh press cupboard. The open plan kitchen/diner benefits from an integrated five-burner gas hob, extractor hood, double ovens, fridge/freezer and dishwasher. There is a utility cupboard, which houses the washing machine and tumble dryer, and a large full height cupboard.

There are two spacious double bedrooms, both with period fireplaces and the main bedroom has an Edinburgh press.

The three-piece shower room has a double walk-in shower, a heated towel rail, shaver point and illuminated mirror.

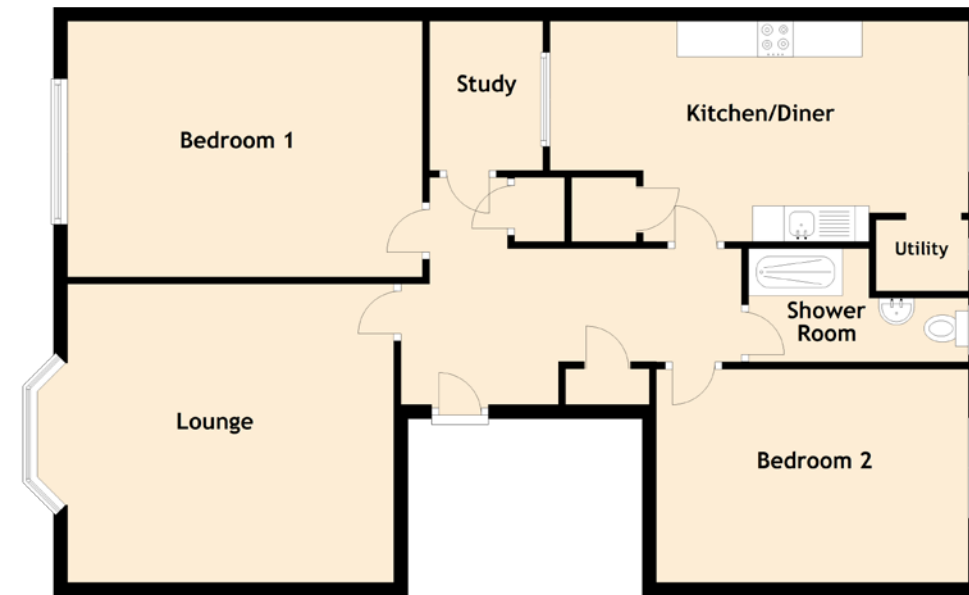
The property benefits from gas central heating, timber single glazed sash and case windows with one double-glazed window to the rear. There is a bright, well maintained communal garden, accessed via the common stairway. On-street parking is by Resident Parking Permit or in pay and display bays.





SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Kitchen/Diner	5.90m (19'4") x 3.10m (10'2")
Lounge	6.00m (19'8") x 4.20m (13'9")
Bedroom 1	4.80m (15'9") x 3.60m (11'10")
Bedroom 2	4.40m (14'5") x 3.00m (9'10")
Bathroom	3.00m (9'10") x 1.50m (4'11")
Study	2.10m (6'11") x 1.60m (5'3")
Utility	1.30m (4'3") x 1.00m (3'3")

Gross internal floor area (m²): 96m²
EPC Rating: C



Image credit: <https://www.online-survey.co.uk/emap/>



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