

# 74/5 Spottiswoode Street

MARCHMONT, EDINBURGH, EH9 1DH



*Superb two bed flat which has retained a wealth of period features*



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An excellent opportunity has arisen to acquire this spacious two-bedroom top floor flat. The property would make an ideal city centre residence or profitable Buy-To-Let opportunity and is well located within the highly desirable Marchmont area of Edinburgh. As a top floor flat there is potential to carry out a significant loft conversion. Planning has previously been granted for two additional bedrooms upstairs but has now lapsed and would need to be renewed. Early viewing is highly recommended.

# THE LOUNGE



Internally this accommodation is in good order. An entrance hallway with integrated storage gives access to all apartments and the accommodation is centred around a bright and spacious lounge. The lounge benefits from a bay window, period detailing, wooden flooring and a beautiful fireplace which creates an obvious focal point. The floor space on offer gives plenty of options for different furniture configurations allowing an incoming purchaser to create their ideal entertaining space.



# THE KITCHEN/DINER



There is also a generous dining kitchen with a range of contemporary base and wall mounted units, topped with contrasting work surfaces and matching splashback. The kitchen also includes the original range, a rare find, which gives the room a real personality. There is plenty of space for a full-sized dining table and the kitchen also gives access to an attached utility room.





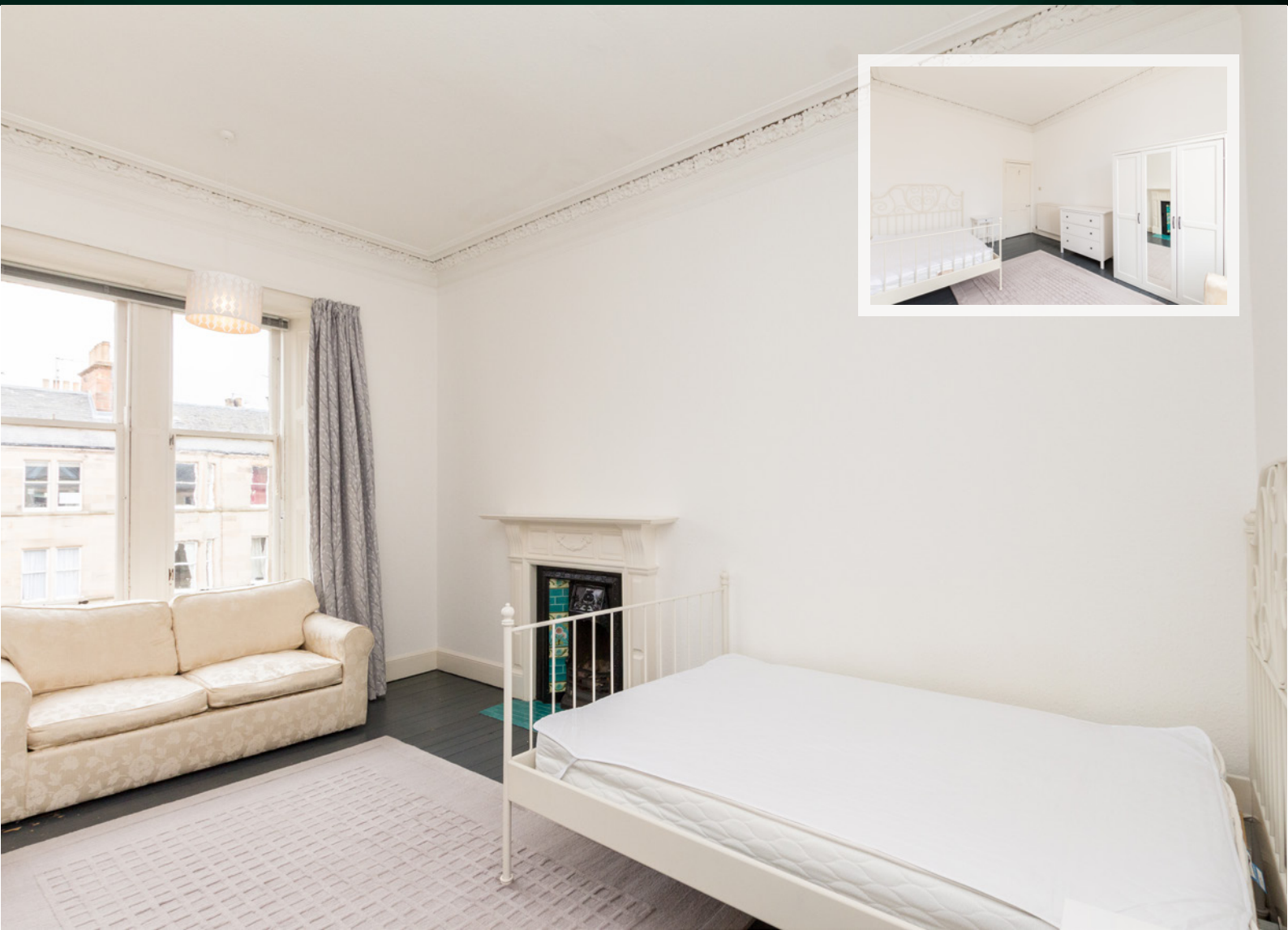






There two ample double bedrooms which both boast a range of period features and plenty of space for a full suite of bedroom furniture. Accommodation is completed by the bathroom which enjoys natural light and a three-piece suite with shower over bath.

## BEDROOM 1



# BEDROOM 2





# THE BOX ROOM



# THE BATHROOM





This property also benefits from a secure door entry system, high ceilings, gas central heating, a communal rear garden that is accessed via the stairway and more than adequate on-street permit parking, with residents permits available at a small annual fee.

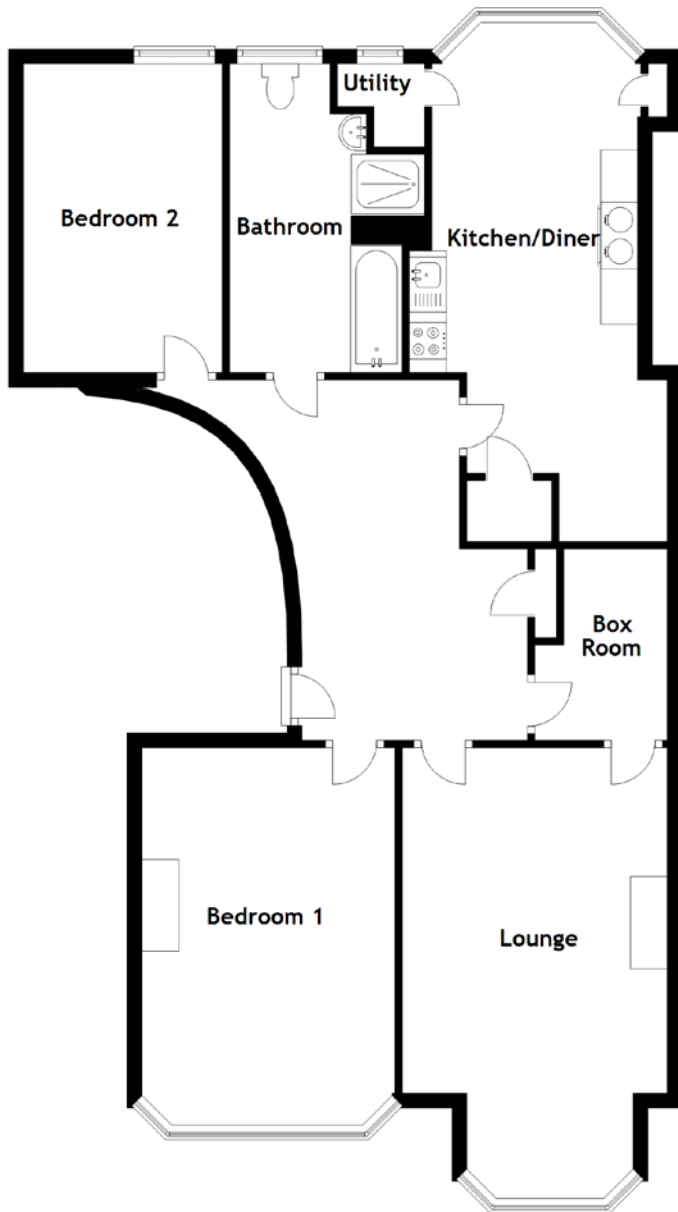
Finally, minor alterations to the property could see you totally transform it from a spacious two-bedroom to an excellent three bedroom, allowing any Buy-To-Let investor to maximise the monthly rental income. Relevant consent should be sought before such modifications were to be made.

# THE GARDEN





# FLOOR PLAN, DIMENSIONS & MAP

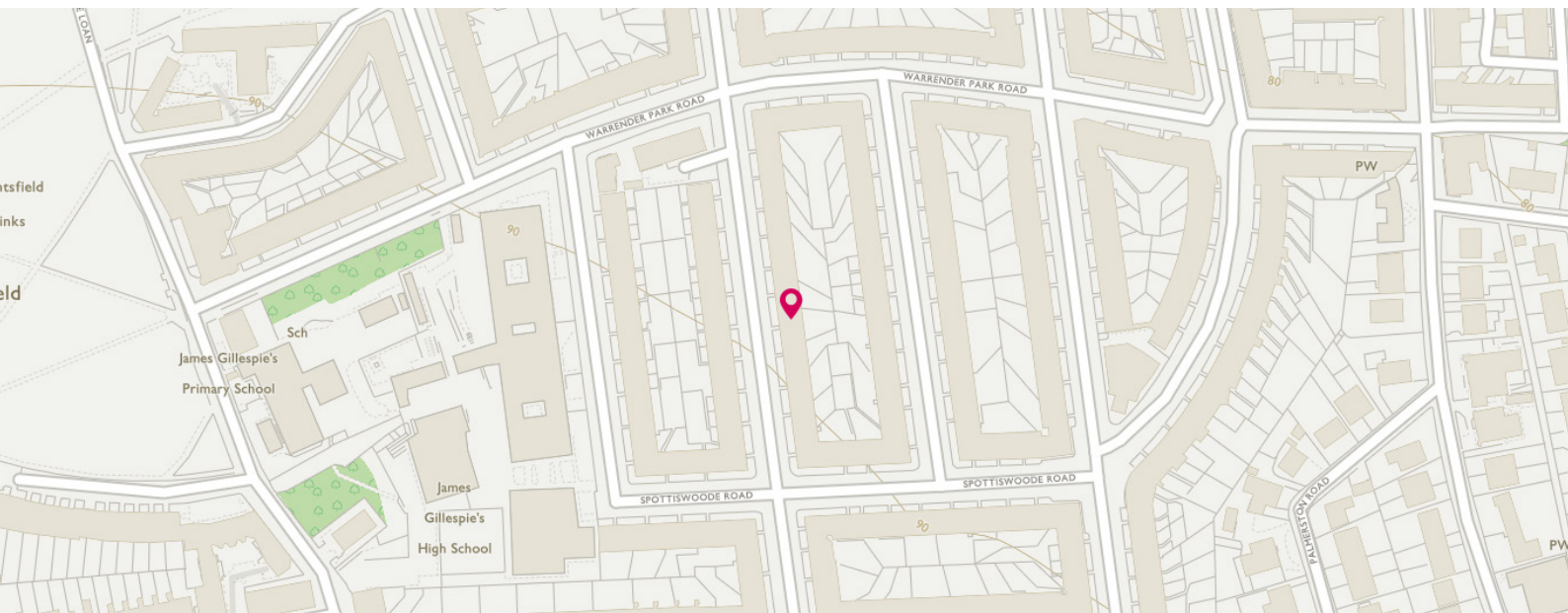


Approximate Dimensions  
(Taken from the widest point)

Lounge	6.13m (20'1") x 3.60m (11'10")
Kitchen/Diner	6.60m (21'8") x 3.50m (11'6")
Utility	1.30m (4'3") x 1.20m (3'11")
Bedroom 1	5.13m (16'10") x 3.40m (11'2")
Bedroom 2	4.30m (14'1") x 2.70m (8'10")
Box Room	2.60m (8'6") x 1.80m (5'11")
Bathroom	4.20m (13'9") x 1.40m (4'7")

Gross internal floor area (m<sup>2</sup>): 94m<sup>2</sup>

EPC Rating: E





# THE LOCATION

Marchmont is an extremely popular location which is situated approximately a mile south of Edinburgh's city centre. It offers a wide variety of local amenities, convenience and speciality shops with services including hairdressers, doctors, dentists, and chemists.







There are also pubs, trendy cafes, fast food outlets, independent 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 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.



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