



37 SPOTTISWOODE ROAD

MARCHMONT, EDINBURGH, EH9 1BJ



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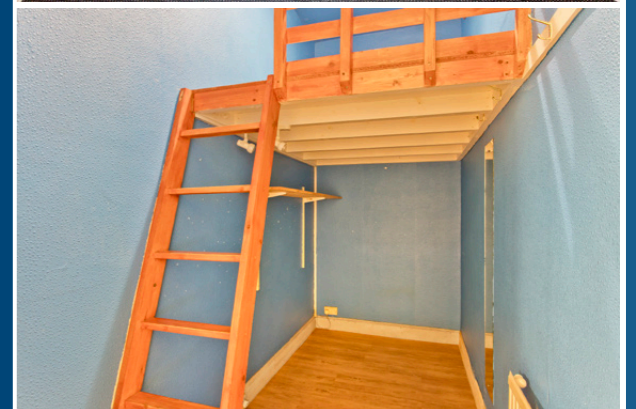
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SPOTTISWOODE ROAD

Benefiting from access to private and communal gardens, this generous one-bedroom main-door flat lies in sought-after Marchmont, close to the Meadows and a delightful array of local shops. The airy interiors include a bay-fronted living room, a south-facing dining kitchen (with a utility room), a versatile box room, and a bathroom with a shower-over-bath. Elegant period features remain throughout the home, which also promises appealing opportunities for modernisation and further development.

Features

- Highly desirable central location
- Period features & development opportunities
- Generous main-door flat
- Vestibule & entrance hall with storage
- Bay-fronted living room
- South-facing kitchen with dining area & utility room
- Large double bedroom
- Box room with fitted raised level
- Bright bathroom with shower-over-bath
- Private front garden
- Communal rear garden
- Controlled on-street parking (Zone S1)
- GCH



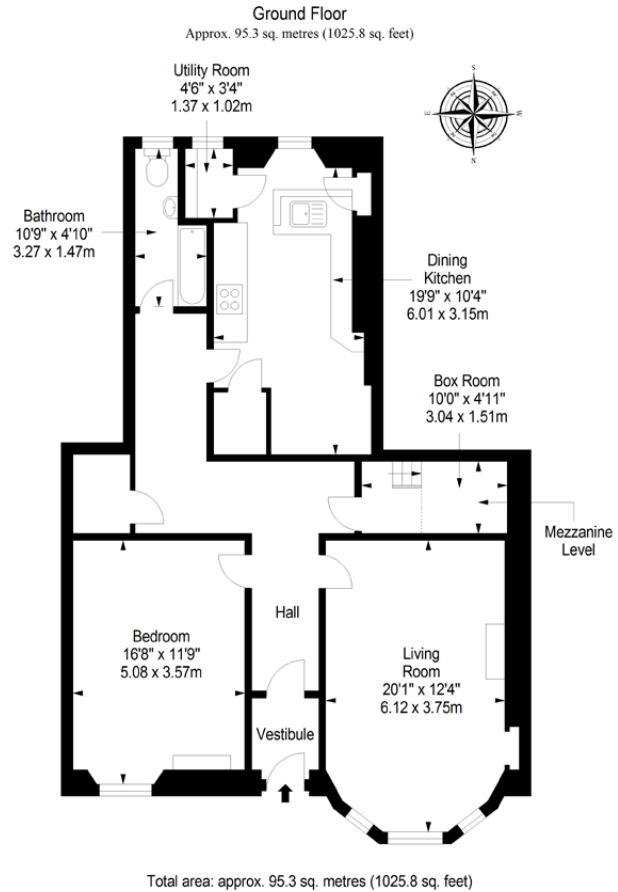
EPC Rating - D

Home Report Value - £390,000

For up to date price & viewing information contact VMH Property or visit us online.



Extras: All fitted floor coverings, window coverings, light fittings and integrated appliances will be included in the sale.



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CHARTERED FIRM

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