



14/5 Spottiswoode Street,
Marchmont, Edinburgh, EH9 1ER

CALL US ON 0131 447 4747

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For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Shared secure entry.
- Reception hall with excellent storage.
- Attractive bay windowed living room with feature fire.
- Partial views to Bruntsfield Links & Edinburgh Castle.
- Spacious boxroom - accessed from the living room & hall.
- Dining kitchen with appliances & larder storage cupboard.
- Two good sized bedrooms.
- Bathroom with shower.
- Gas Central Heating.
- Original features.
- Communal garden.
- Permit & metered parking.



GENERAL DESCRIPTION

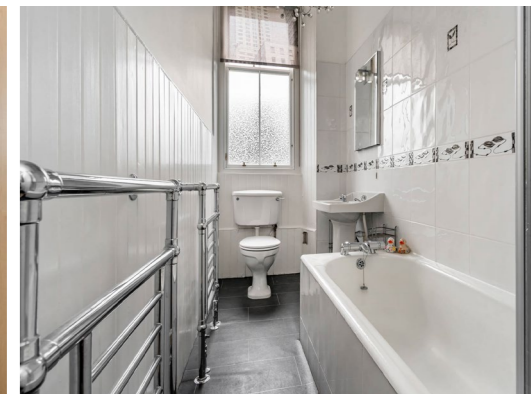
A second-floor flat part of a traditional tenement building in the highly desirable Marchmont district of the City, within walking distance of many local amenities and a short distance from the City Centre which is easily accessed on foot. The property has been freshly decorated and would be suitable for a professional couple or perhaps for letting purposes

COUNCIL TAX BAND: E.
TRAIN STATION: APPROXIMATELY 1.4 MILES TO HAYMARKET TRAIN STATION.
AIRPORT: APPROXIMATELY 9 MILES TO EDINBURGH AIRPORT.
BUSES: WITHIN 200 METRES

LOCATION

Spottiswoode Street is situated within the highly sought after residential area of Marchmont and within walking distance of good schools, main university campuses and city centre. Excellent local facilities on Marchmont Road include a Sainsbury's Local, Co-operative and a variety of delis, cafés, bars, and bistros. Nearby Bruntsfield has further shops, and Morningside has a Waitrose and an M&S Food Hall. Cameron Toll Shopping Centre with Sainsbury's supermarket and other retail shops is a short drive away. The Meadows public park offering tennis, bowling, pitch and putt, and a children's' playground, and Bruntsfield Links with free golf are within walking distance. Blackford Pond and The Hermitage of Braid are also nearby for walks and the popular Warrender Swim Centre & Gym is also very close. Regular buses run to and from the City Centre and surrounding areas. The City Bypass is easily reached by car providing links to the main motorway network, Edinburgh Airport and The Forth Road Bridge/Queensferry Crossing. Catchment schools are the well-regarded James Gillespie's Primary and High School. Private schooling is also nearby including George Watson's College and George Heriots School.

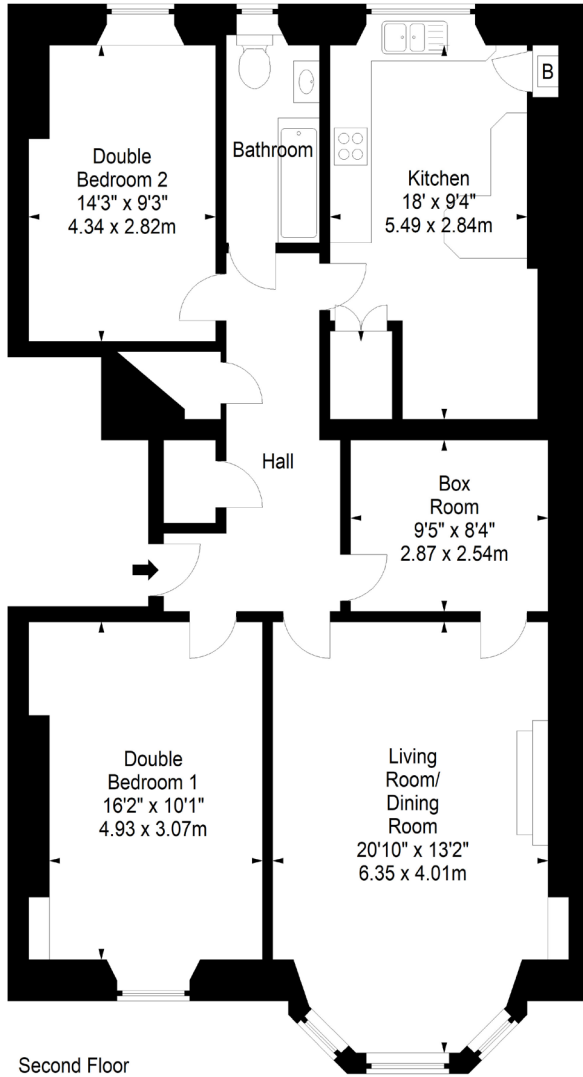
EXTRAS: ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, COOKER HOOD FRIDGE, FREEZER, AUTOMATIC WASHING MACHINE AND DISHWASHER. THERE ARE NO GUARANTEES FOR ANY OF THE WHITE GOODS. ALL FURNITURE WITHIN THE PROPERTY MAY BE AVAILABLE THROUGH NEGOTIATION.



Spottiswoode Street,
Edinburgh, EH9 1ER



Approx. Gross Internal Area
1065 Sq Ft - 98.94 Sq M
For identification only. Not to scale.
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ENERGY PERFORMANCE
CERTIFICATE RATING C



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WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.