

**8 3F2 Spottiswoode Street, Marchmont
Edinburgh, EH9 1ER**

FIXED PRICE £550,000



drummondmiller



- Impressive period double upper flat with view of Arthur's Seat

Impressive period double upper flat with view of Arthur's Seat

- Elegant bay-windowed sitting room and sizeable fitted kitchen/dining room
- 3 double bedrooms, large office/games room, and two bathrooms with showers
- Period features
- GCH, double glazing and entry system
- Mutual garden and zoned parking
- Highly regarded residential area beside Bruntsfield Links
- EPC E

Description

This generously proportioned double upper flat is an exceptionally spacious property which retains many period features. The layout (153 sqm) is particularly versatile having accommodation arranged over two levels. It is part of an imposing Scottish Baronial B-Listed tenement (Circa 1885) which has the benefit of a secure entry system. This character property is sure to appeal to purchasers of all age groups including investors as has a proven rental history. There is a classic bay-windowed sitting room with cornicing and a separate fitted kitchen/dining room which provides built-in appliances. Two double bedrooms, a walk-in store and bathroom are also positioned on the third floor. A staircase gives access to a very large bedroom and a large office/games room. An impressive bathroom completes the upper floor and is complemented with a corner shower cubicle. An entry phone system controls access into the building.





Central Heating and Double Glazing

Gas central heating is complemented by double glazing.

Grounds and Parking

There is a communal rear garden and ample zoned permit parking for residents plus pay meters.

Location

Spottiswoode Street is within the protected Marchmont, Meadows and Bruntsfield Conservation Area which is characterised by superior baronial tenements. It is a popular street close to the highly regarded James Gillespie schools and a swim/leisure centre. Marchmont is also bounded by the delightful open recreational spaces of The Meadows. This is Edinburgh's premier university district and only one mile from the City Centre and vibrant Old Town. Numerous shops, coffee houses, bars, take-away facilities and numerous specialist food stores abound. Only a few minutes stroll away are Bruntsfield amenities, Tollcross (Edinburgh's new financial/exchange sector) and West End attractions. Haymarket and Waverley rail stations are also readily accessible and excellent bus services operate. There are many sports facilities, cinemas, theatres and off-road cycle tracks available within the immediate vicinity.

Valuation

The property has been valued at £575,000 and the Home Report is available from the ESPC web site.

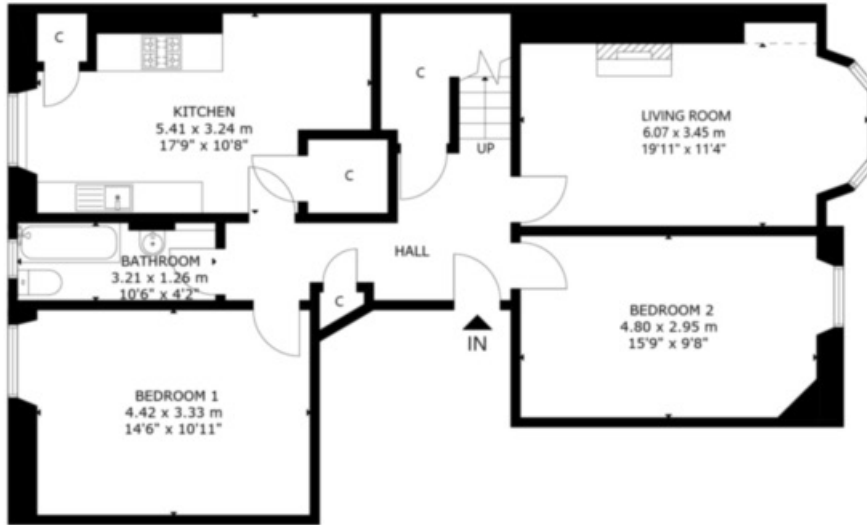


Council Tax and EPC

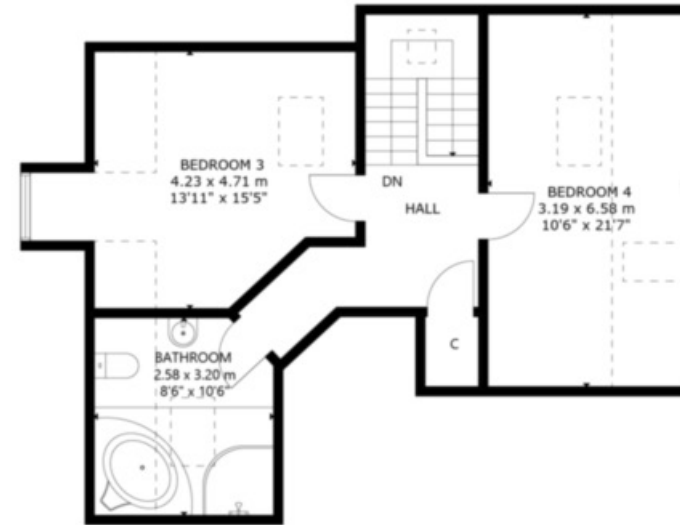
The property lies in Council Tax band E and has a E -rated Energy Performance Certificate.

Viewing

Telephone Agent 0131 229 3399 (07595 820611 out with office hours).



THIRD FLOOR (LOWER LEVEL)



FOURTH FLOOR (UPPER LEVEL)

8/8 SPOTTISWOODE STREET, EDINBURGH
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1,643 SQ FT / 153 SQ M
All measurements and fixtures including doors and windows are
approximate and should be independently verified.
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