



Offers Over
£395,000

19 2F1 Spottiswoode Road

Marchmont | Edinburgh | EH9 1BJ

This well presented, generously proportioned second floor flat boasting lovely traditional features, is offered to the market in move-in condition, pleasantly situated within the high amenity district of Marchmont, close to excellent transport links and the open spaces of The Meadows.

- 2 Bedrooms
- 2 Public Rooms
- 1 Box room
- 1 Bathroom
- Permit/metered parking
- Communal garden
- EPC Rating – C
- Council Tax Band - E



Description

In brief the accommodation comprises; welcoming entrance hallway with built-in storage and access to useful box room/study, spacious and bright bay-windowed lounge, modern fitted kitchen with pantry and utility area, light and airy principal bedroom with twin-window, second well proportioned double bedroom and stylish bathroom with white three-piece suite and shower over bath. Further benefits include gas central heating.



Extras

All fitted floor coverings will be included in the sale together with the integrated oven/hob, fridge/freezer and washing machine. Other items of furniture can be included in the sale if desired.

Gardens & Parking

There is a lovely, well maintained communal garden located to the rear and permit/metered parking is available to the front and surrounding area.

Viewing

Please contact Neilsons on 0131 625 2222.





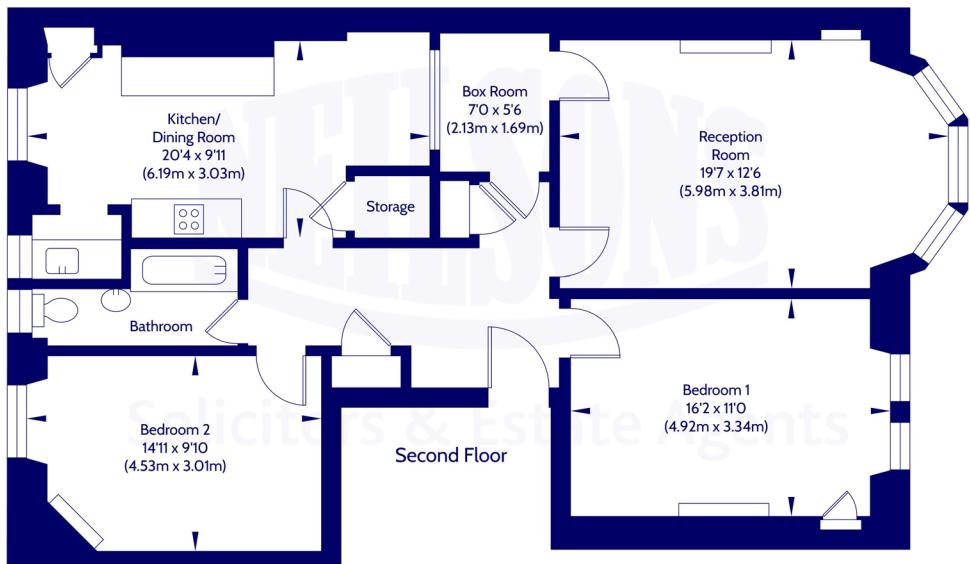
Location

The property forms part of the desirable Marchmont district of the city, lying to the south of the city centre and within easy reach of neighbouring Morningside, Bruntsfield and Newington. Excellent local amenities are on hand including a variety of specialised shops, cafes, bistros, bars and restaurants. The property is also in close proximity to the University of Edinburgh. For leisure and recreational facilities, the property is within walking distance of the delightful open spaces and sports facilities available on The Meadows and Brntsfield Links with several golf courses on the south side of the city. Cinemas and theatres are also nearby together with Warrender Swim Centre with pool, gym and sauna. Regular bus services are available in the area and lead to the city centre and beyond.





Approx. Gross Internal Floor Area 92.32 Sq M / 994 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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