

SIMPSON & MARWICK



20 3F2 Spottiswoode Road, Marchmont, Edinburgh, EH9 1BQ



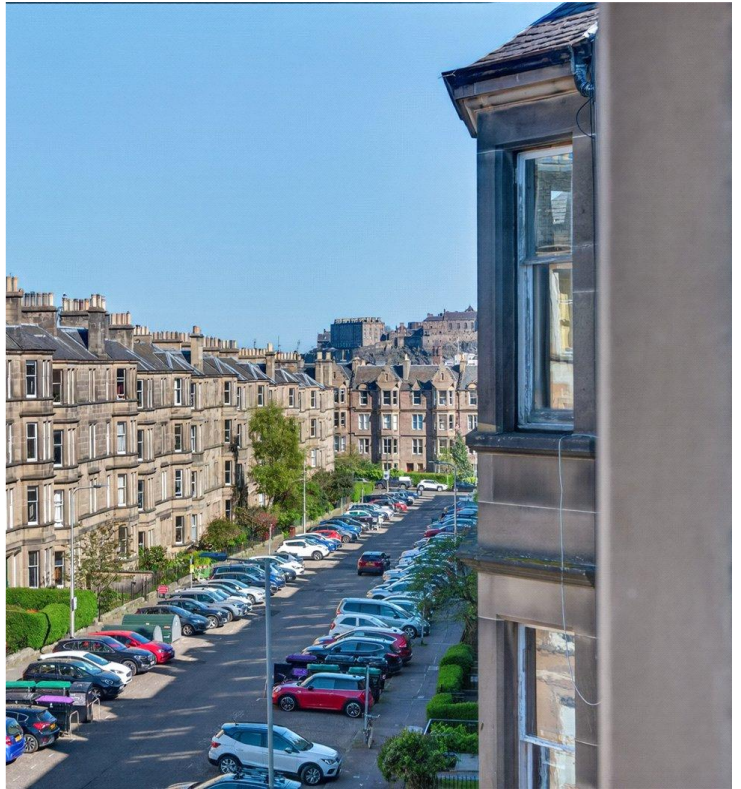
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EPC: D (59)
Council Tax - E

Spacious and elegant three bedroom plus study
Marchmont tenement flat



- Spacious third floor flat
- Three bedrooms plus study
- Open plan living space
- Kitchen with utility area
- Large double bedrooms
- Bright and airy throughout
- Gas central heating
- Well-maintained communal garden
- Traditional tenement setting
- Prime Marchmont location

Set within a traditional third floor tenement, this bright and generously proportioned flat offers an elegant and highly flexible layout, perfectly suited to modern living. The property is accessed via a welcoming vestibule and hallway, setting the tone for the space and flow that continues throughout, leading into a well-configured open plan kitchen, dining and living area. This sociable hub of the home enjoys an abundance of natural light, creating a warm and inviting atmosphere ideal for both everyday living and entertaining. The kitchen is thoughtfully positioned and complemented by a separate utility area for added convenience.

The accommodation comprises three substantial double bedrooms, each offering impressive proportions and excellent versatility, in keeping with the scale expected of a traditional tenement property. A further additional room provides an ideal home office or study, catering perfectly to modern working requirements. A well-appointed bathroom completes the internal accommodation.

The property is well-presented throughout and retains a wonderful balance of period character and modern functionality. Further benefits include gas central heating, access to a well-maintained communal rear garden and on-street parking. Overall, this is a superb opportunity to acquire a spacious and adaptable home within one of Edinburgh's most sought-after residential locations.

Location

Marchmont is one of Edinburgh's most desirable and vibrant residential districts, positioned on the south side of the City Centre and renowned for its attractive tenement architecture and strong sense of community. The property is ideally placed to enjoy the open green spaces of The Meadows, which are just a short walk away and provide an excellent setting for leisure, recreation and outdoor pursuits. The area is particularly popular with professionals and families alike, benefiting from a wide selection of highly regarded local schools and close proximity to the University of Edinburgh.

A superb range of independent cafés, restaurants and boutique shops line nearby streets, contributing to the area's lively and welcoming atmosphere, while more extensive shopping and cultural amenities can be found within the City Centre, which is easily accessible on foot. Excellent public transport links are available nearby, offering swift connections across the city and beyond, making this an exceptionally convenient yet characterful place to live.

Fixtures and Fittings

All fixtures, fittings and integrated appliances are included within the sale.

Please note that other items may be available through separate negotiation.

Viewing Details

By appointment contact Simpson & Marwick

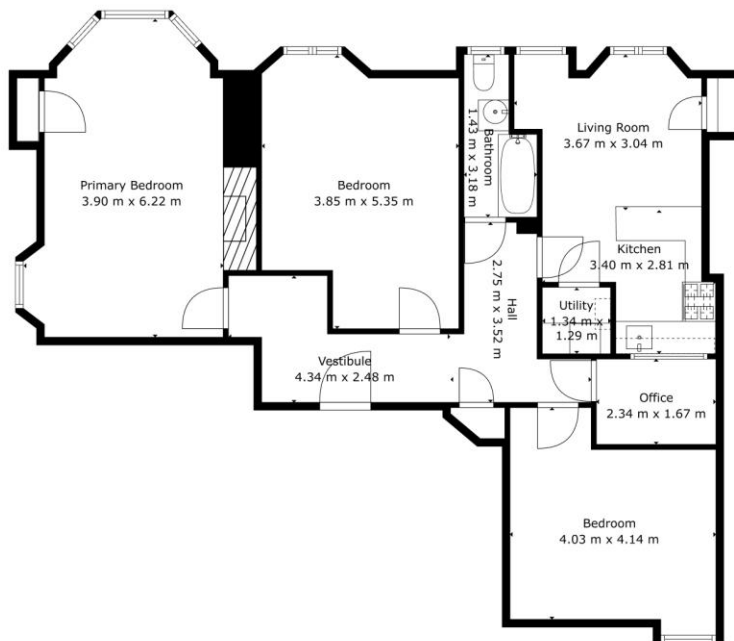


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Approx. Gross Internal Area:
1097.92 Sq Ft (102 Sq M)

For Identification purposes only. Not to scale.



Simpson and Marwick

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		