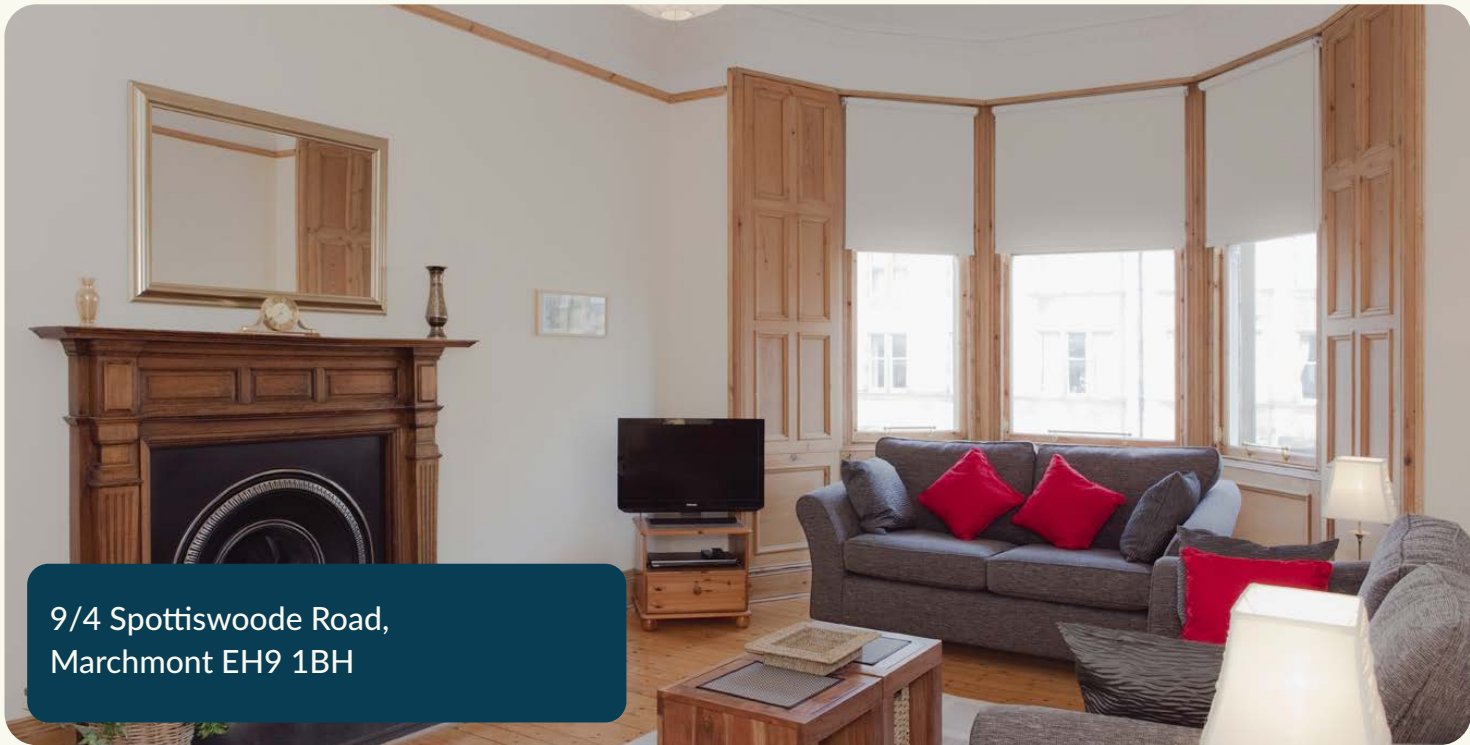




A bright, spacious and very well-presented two bedroom traditional first floor flat

2 Bed

1 Bath

1 Reception

The property is located in the ever-popular Marchmont area of Edinburgh to the south of the city centre and within easy reach of the many amenities and green spaces of the area. Accessed via a secure entry-phone system into a well-maintained communal hallway and stair, the internal accommodation is in immaculate order throughout and has been beautifully upgraded to true turnkey condition with an exceptional level of detail. Traditional features such as the sanded floors and decorative cornice work have been retained, whilst the kitchen and bathroom have been fully modernised. All the timber sash and case windows have been reconditioned and draft proofed. To the front is the bay-windowed sitting room with feature fireplace and stunning woodwork. Also to the front is the first of the two double bedrooms. Off the sitting room – and also accessed from the hallway – is a useful box room or study. To the rear is the second double bedroom, the stylish, contemporary bathroom and the kitchen. The dining kitchen has ample room for a dining table, and the current layout allows for use as a snug. The kitchen is well-equipped with a stylish range of off-white base and wall-mounted units with an electric oven and hob and a fridge. The washing machine is located in the utility room off the kitchen. The property also benefits from gas central heating as well as access to a well-maintained shared rear garden.

Features

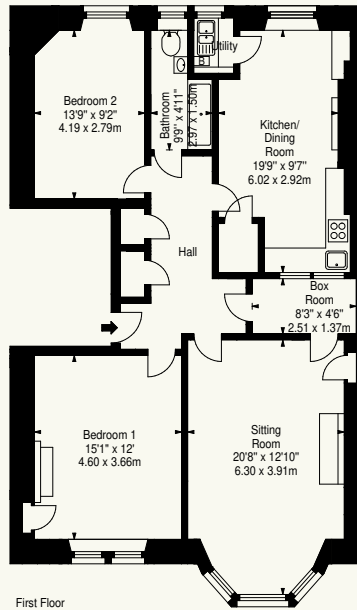
- Elegant and well-presented first floor flat
- Popular Marchmont location
- Impressive bay-windowed sitting room
- Two spacious double bedrooms
- Modern kitchen/dining/ snug
- Stylish bathroom
- Utility room
- Box room/study
- Gas central heating
- Shared rear garden
- EPC Rating C

Offers Over £455,000

Spottiswoode Road,
Edinburgh,
Midlothian, EH9 1BH



Approx. Gross Internal Area
1023 Sq Ft - 95.04 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Marchmont is an extremely popular area to the south of the city. Offering a wide variety of local amenities to include independent specialist shops, coffee shops, bars & restaurants, along with larger supermarket offerings such as Sainsburys Local and a large Waitrose Supermarket in neighbouring Morningside. Just a short walk from The Meadows and Bruntsfield Links which benefit from a children's playground, tennis courts, bowling green and a pitch and putt course. Also within easy reach is Blackford Hill and Hermitage of Braid which have numerous walks available. For the sports enthusiast, Warrender Swim

Centre which also has a gym is ideally located and there are several excellent golf courses within easy reach, including Merchants of Edinburgh and Craigmillar Park Golf Course. James Gillespie's Primary and High School are the catchment schools in the area, with private schools nearby including George Watson's College, Merchiston Castle School and George Heriot's School. Access to the city centre is easily accessible both on foot and by bus and the city bypass is nearby which connects into the motorway network North, South and West.

FOR VIEWING:

By appointment only

Contact Lindsay's on:

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🌐 property.lindsays.co.uk

Prospective purchasers are requested to note formal interest with Lindsay's as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.