



Marchmont

46 Spottiswoode Street
EH9 1DG



Maindoor Flat

OFFERS OVER £435,000

- Entrance vestibule
- Hallway with built in storage
- Living room with bay window
- Dining kitchen
- Utility room
- 2 bedrooms
- Shower room
- Box room
- Private front garden
- Shared rear garden with direct access from kitchen
- Zoned on street parking
- Excellent transport links
- Traditional features
- Close to Bruntsfield Links and the Meadows
- Now in need of modernisation

Viewing - by appointment call
Beveridge & Kellas on 0131 554 6321





This spacious main door flat is ideally situated within the Marchmont area just a short walk from Bruntsfield Links and The Meadows. Lying southwest of Edinburgh city centre, the property is ideally positioned for both swift access into the city and easy escapes to the country, the area is popular with families, professionals and students alike. Bustling Morningside Road is lined with an unrivalled selection of cafes, bistros, and independent shops, as well as a Waitrose and M&S supermarket. Fitness enthusiasts can visit Craiglockhart Leisure Centre for excellent gym, tennis, and fitness facilities, or for those who prefer the great outdoors, it is just a short drive to the Pentland Hills Regional Park for hiking and cycling.

The property opens via a private main door to an entrance vestibule with ornate tiles and leads to the spacious hallway with built in storage cupboard and the rest of the accommodation off. To the front of the flat is a spacious living room with several traditional features including bay window, ornate cornice, Edinburgh Press, a gas-powered fireplace within a wooden surround and a box room off. The boxroom has borrowed natural light from the kitchen, can also be accessed via the hallway, and would make an ideal home office. To the rear is dining kitchen with base and wall units, pantry cupboard, washing machine, tumble dryer, undercounter fridge, access to the rear gardens, and a utility room/shower room off. The flat benefits from a front facing and rear facing bedroom, both of which featuring traditional fireplaces within surrounds. Completing the accommodation is a rear facing shower room with tiled floor, partially tiled walls, WC, wash hand basin and an electric powered shower unit.

The property benefits from a private front garden, shared rear gardens (direct access from the kitchen), and zoned on street parking in the surrounding area.

EXTRAS

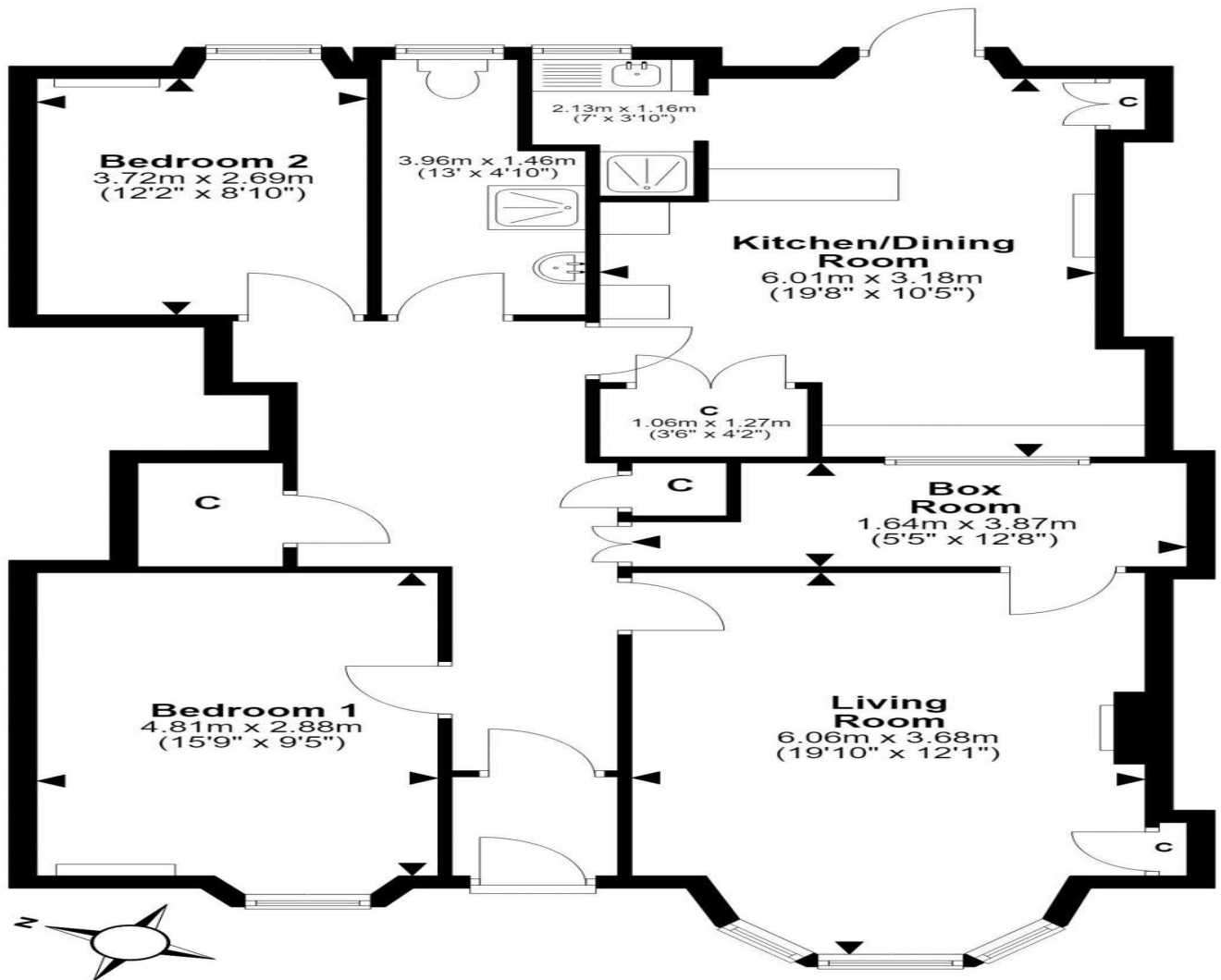
To be sold as seen and the condition of any systems of a working nature will not be warranted.

OFFERS

Offers Over £435,000 are invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, Tel: 0131 554 6321, Fax: 0131 553 5319, DX 550850 Leith.







This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.

We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.



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