



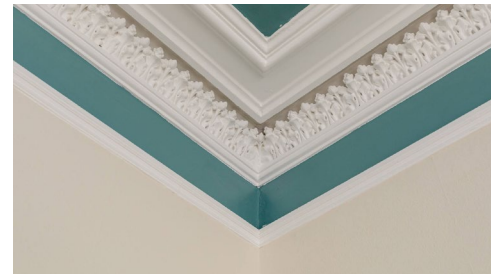
5 2f2 Roseneath Street
Marchmont, Edinburgh, EH9 1JH

CALL US ON 0131 447 4747

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For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Shared secured entry.
- Flexible accommodation.
- Reception hall with storage.
- South facing bay windowed living room with feature fireplace.
- Good size boxroom.
- Kitchen with appliances.
- Three double bedrooms, two with original fireplaces.
- Bathroom with shower over bath.
- Gas central heating (gas safety certificate valid until Nov 2024).
- Long established (since 2000) HMO Licence for 3 people currently valid until 16/2/2026.
- Fire Risk Assessment valid until 23/1/2028.
- Electrical Installation Condition Report (EICR) valid until 17/2/2027.
- Many original features.
- Communal garden to rear.
- Permit & metered parking.



GENERAL DESCRIPTION

A second floor flat forming part of a traditional tenement building in the vibrant and much sought after Marchmont district of the city, perfectly positioned for access to a wide range of local amenities and within walking distance of Edinburgh City Centre. The property would be suitable for a range of buyers and is freshly presented to the market.

COUNCIL TAX BAND: D.
TRAIN STATION: APPROXIMATELY 1.5 MILES TO HAYMARKET TRAIN STATION.
AIRPORT: APPROXIMATELY 8.6 MILES TO EDINBURGH AIRPORT.
BUSES: WITHIN 100 METRES.

LOCATION

Marchmont is an extremely popular area to the south of the city. The area offers a wide variety of local amenities to include independent specialist shops, coffee shops, bars & restaurants, along with larger supermarket offerings such as Sainsbury's Local and a large Waitrose Supermarket in neighbouring Morningside. The property is 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. The property is well positioned for easy access to both Edinburgh University and the Napier University campus. The city centre is easily accessible both on foot or by bus and the city bypass is nearby which connects into the motorway network North, South and West.

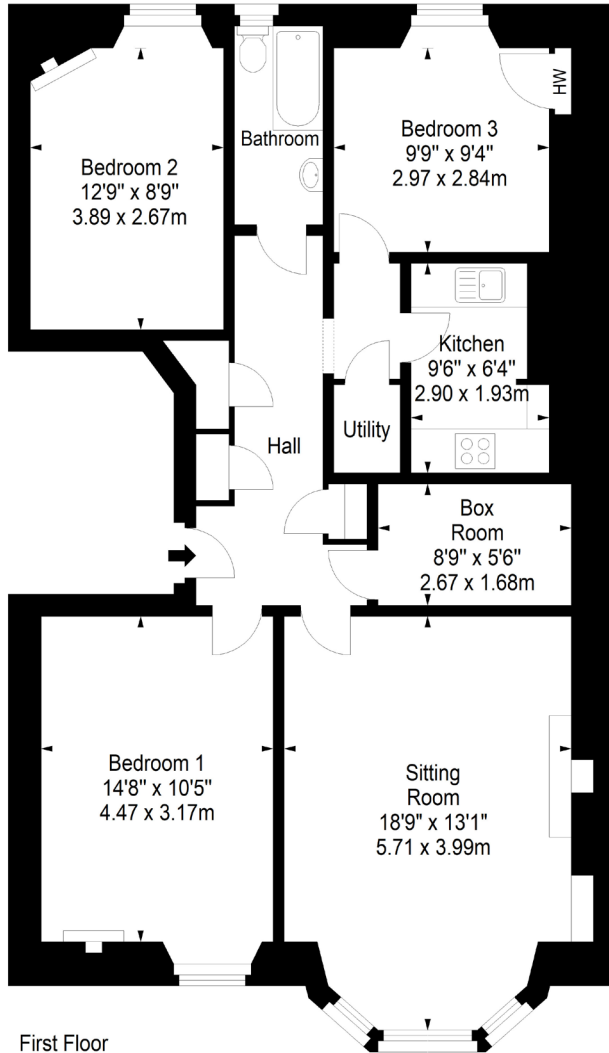
EXTRAS:
ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, COOKER HOOD, PLUS THE AUTOMATIC WASHING MACHINE AND FRIDGE WITHIN THE RECEPTION HALL CUPBOARD.



Roseneath Street,
Edinburgh,
Midlothian, EH9 1JH



Approx. Gross Internal Area
926 Sq Ft - 86.03 Sq M
For identification only. Not to scale.
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ENERGY PERFORMANCE
CERTIFICATE RATING C

76 - 80 Morningside Road, Edinburgh, EH10 4BY
T: 0131 447 4747

WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.