



24/6 Roseneath Terrace
Edinburgh, EH9 1 JW

deans 
Solicitors & Estate Agents LLP



SECOND FLOOR FLAT

- Sitting Room/Dining Room/Kitchen
- Two Double Bedrooms
- Boxroom
- Shower Room
- Shared Rear Garden
- Double Glazing
- On- Street Permit Parking
- EPC Rating- E



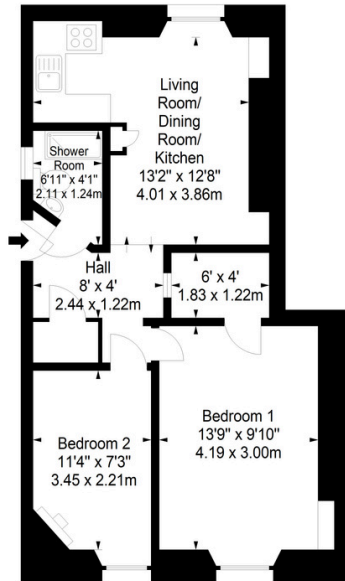
Located on a very quiet street, this bright second-floor flat with two bedrooms and a boxroom lies in the highly sought-after area of Marchmont in South Edinburgh. The property is within walking distance of a wide range of excellent amenities, including cafés, bars, and restaurants in nearby Bruntsfield and Newington. Scenic walks can be enjoyed along the Meadows and Arthur's Seat, both just a short stroll away. The accommodation which would benefit from some cosmetic works would make an ideal purchase for young professionals or investors and comprises: secure entry phone system, welcoming hallway, light and airy lounge/dining room open plan to a modern kitchen with a folding breakfast bar, two comfortable double bedrooms/one with a boxroom off and a shower room. A shared, south-facing garden lies to the rear, and there is on-street permit parking available in the area. The property features double glazing and benefits from electronic blinds that can be operated manually on a timer, or via a smartphone. Included in the sale are fitted carpets and floor coverings, oven, hob, fridge-freezer, washing machine, dishwasher and electronic blinds. All appliances are sold as seen with no warranty provided.



**Roseneath Terrace,
Edinburgh,
Midlothian, EH9 1JW**



Approx. Gross Internal Area
517 Sq Ft - 48.03 Sq M
For identification only. Not to scale.
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Second Floor



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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