

23 (flat 10) Roseneath Place, Marchmont, Edinburgh, EH9 1JD



Description

Forming part of a handsome traditional tenement building situated in the thriving residential area of Marchmont, perfectly positioned to the open green spaces at The Meadows and Bruntsfield Links and easy access to a wide range of local amenities and Edinburgh City Centre. Located on the top floor this well laid-out property offers excellent versatility to be utilised as either a one or two-bedroom home and benefits from period details and an abundance of natural light with superb views.

Features

- Traditional top offering versatile living space
- Stunning views to Arthur's Seat & Edinburgh Castle
- Two large public rooms
- Useful box room
- Universities and excellent schools close by
- The Meadows and Bruntsfield Links just a short walk away
- Attractive period detail
- Gas central heating and double glazing
- Shared gardens to the rear
- Permit parking available

Extras

The fitted floor coverings, oven, hob, washing machine and fridge/freezer are included.

EPC Rating: D

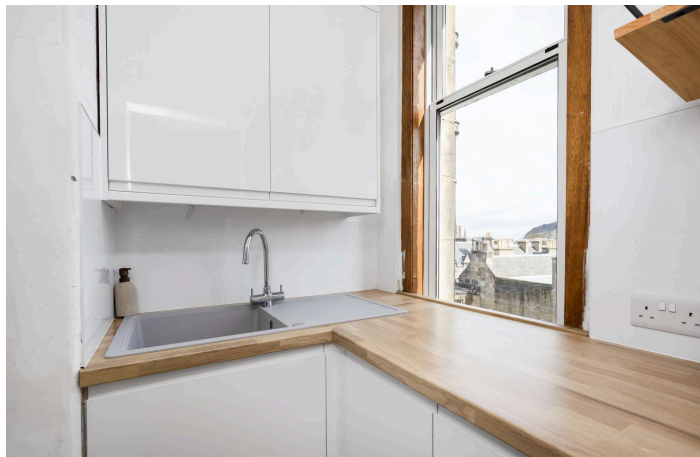
Price and Viewing

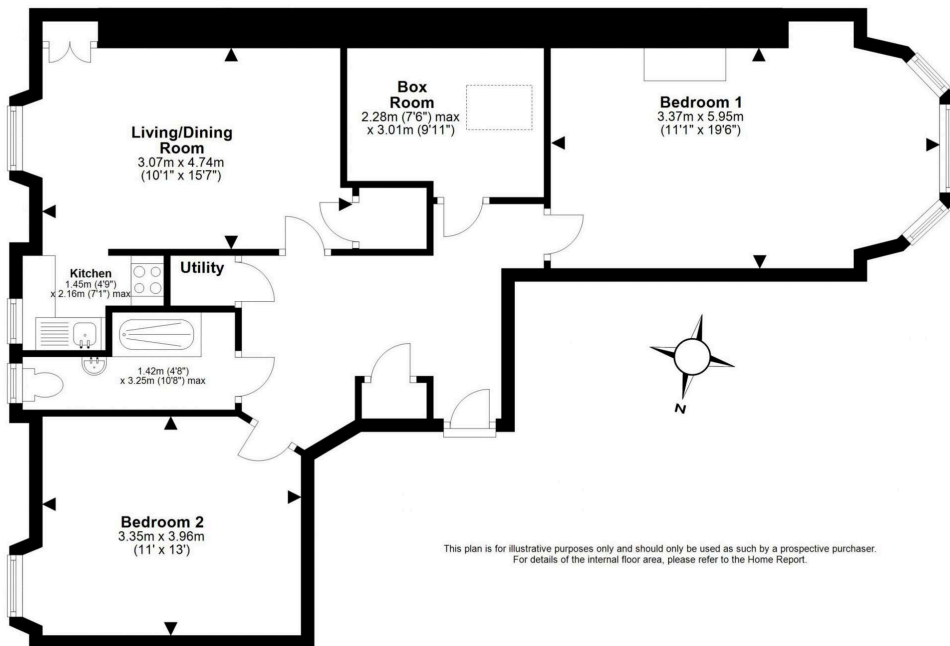
For price and viewing information or further details on this property please contact us on 0131 557 3188.



Location

Renowned as a vibrant and sought-after suburb, Marchmont offers a variety of lovely period properties, leafy areas and outstanding retailers. Situated opposite the Meadows and Bruntsfield Links, this area is within easy walking distance of Edinburgh's historic Old Town, the New Town, Waverley Station, and the city's best universities. A wide variety of cafes, restaurants, coffee houses, bistros, independent shops, galleries, boutiques, a luxury cinema, theatres, and various supermarkets can all be found on your doorstep and in neighbouring Morningside and Bruntsfield. Indoor fitness and leisure facilities can be found nearby at the Royal Commonwealth Pool, including swimming pools, a high-spec gym, fitness classes and soft play, whilst the newly refurbished Warrender Swim Centre with swimming pool, sauna and gym is within strolling distance, as is a range of GP Practices and local Pharmacies. If outdoor exercise is more appealing to you, the area offers tranquil parks and large green spaces for outdoor activities and picnics. The area is very well served by frequent public transport services, superb cycle paths and picturesque, leafy walkways.





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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

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