



## 2 (1F1) Roseneath Terrace

Marchmont | Edinburgh | EH9 1JN

A two bedroom first floor flat forming part of a traditional tenement, located in the sought after Marchmont district, just south of Edinburgh's city centre. Within walking distance of an excellent range of local amenities, transport links, and the open green spaces of The Meadows, the property would now benefit from cosmetic upgrading but offers excellent potential.

- 2 bedrooms
- 1 public room
- 1 shower room
- Communal rear garden
- Permit/meter parking
- EPC rating – C
- Council tax band - D



## Description

The accommodation briefly comprises; entrance hallway with secure entryphone system and deep storage cupboard, bright lounge with period features including a feature fireplace, Edinburgh press, decorative cornice and ceiling rose, dining kitchen with a range of wall and base units and pantry cupboard, two bedrooms, and a shower room with a white suite.



## Extras

Included in the sale will be the gas hob and electric oven.

## Gardens & Parking

To the rear is a communal garden and permit/meter parking is available outside and in the surrounding streets.

## Viewing

By appointment through Neilsons (0131 625 2222).





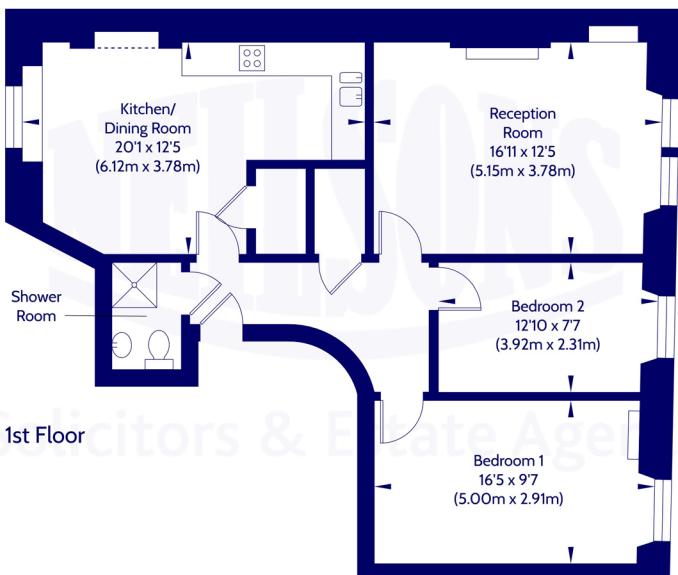
## Location

The property forms part of the desirable Marchmont district, lying to the south of the city centre and within easy reach of neighbouring Morningside, Bruntsfield and Newington. Excellent local amenities are on hand including a variety of specialised shops, cafes, bistros, bars and restaurants. The property is also in close proximity to the University of Edinburgh. For leisure and recreational facilities, the property is within walking distance of the delightful open spaces and sports facilities available on The Meadows and Brntsfield Links with several golf courses on the south side of the city. Cinemas and theatres are also nearby together with Warrender Swim Centre with pool, gym and sauna. Regular bus services are available in the area and lead to the city centre and beyond.





Approx. Gross Internal Floor Area 76 Sq M / 821 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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