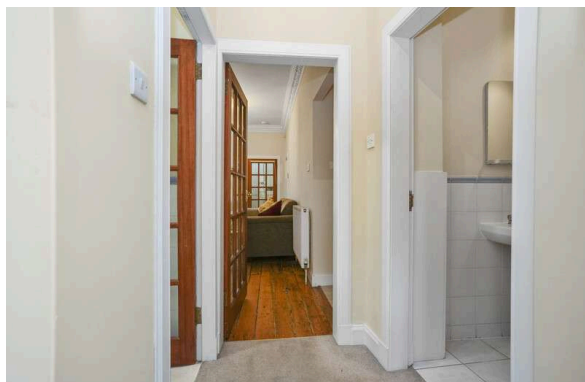




2 Roseneath Place
MARCHMONT | EDINBURGH | EH9 1JB



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2 Roseneath Place is an attractive main door flat in Marchmont, Edinburgh, exudes classic charm and modern convenience. As you enter, you're welcomed into a spacious living/dining room adorned with a feature fireplace, setting a cosy ambiance perfect for both relaxation and entertaining.

Adjacent to the living area is an attractive, separate kitchen, boasting contemporary white units that offer ample storage and workspace. This kitchen provides the ideal setting for culinary adventures, while its modern design adds to the property's overall appeal.

The flat comprises two double bedrooms, with the master bedroom standing out with its integrated wardrobe and direct access to the communal garden. This feature not only offers convenience but also provides a serene escape amidst nature right from the comfort of your own bedroom.

Completing the property is a neutrally decorated bathroom, featuring a shower over the bath, ensuring both functionality and style. Additionally, a separate WC adds convenience to daily routines, ensuring practicality for residents and guests alike.

Overall, this main door flat in Marchmont blends traditional charm with contemporary comforts, offering a delightful living space in one of Edinburgh's most sought-after areas. In brief the property comprises -

- Spacious living/dining room with attractive feature fireplace.
- Separate kitchen with well appointed white units.
- Two double bedrooms with the master bedroom boasting direct garden access.
- Neutrally decorated bathroom with shower over bath.
- Handy, separate WC.
- Communal, rear garden.
- On street permit parking.
- Gas central heating.
- Permit parking.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All appliances, curtains, light fittings will be include in the sale while other items of furniture can be available with separate negotiator. No warranties offered on the appliances. EPC Rating C.

Marchmont is one of Edinburgh's most desirable areas, being close to the city centre, the city's main financial core and both Edinburgh and Napier Universities. The vibrant district is surrounded by the exclusive areas of Bruntsfield and Merchiston, whilst the open expanses of Bruntsfield Links and the Meadows are just a leisurely stroll away. There is an abundance of bars, restaurants and cinemas, all within walking distance. The city centre itself can be accessed in a matter of minutes by car or public transport. There is good quality schooling, both in the public and private sectors, whilst the city by-pass and main motorway networks are easily accessible.



