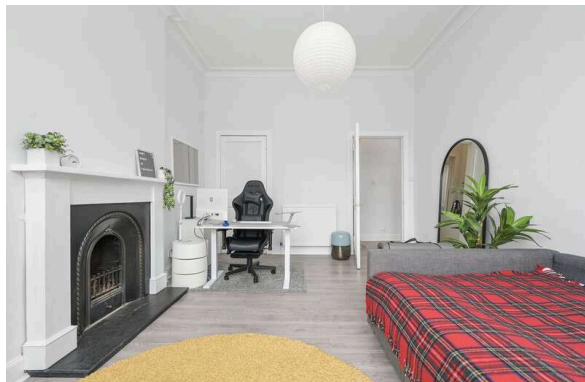




1/9 Roseneath Place  
MARCHMONT | EDINBURGH | EH9 1JB

**warners**  
solicitors & estate agents





## 1/9 Roseneath Place

MARCHMONT | EDINBURGH | EH9 1JB

Bright and generously-proportioned apartment offering flexible accommodation within a traditional tenement building situated in a sought-after, high amenity area next to The Meadows. All bedrooms enjoy a sunny front aspect with an excellent outlook. The spacious principal bedroom/living room features a fireplace, Edinburgh press shelving and a box room off. The second double bedroom is generous in size and gives access to an elevated floored storage area. The third bedroom boasts built-in storage. The kitchen/dining/family room to the rear has views towards Arthur's seat and is fitted with floor and wall units and has a handy utility/pantry cupboard. The bathroom has a mixer shower over bath.

- Well presented and bright top/third floor flat
- Flexible accommodation
- Bright living/principal bedroom with feature fireplace and views over The Meadows and of the Castle
- Kitchen/family room to the rear with views to Arthur's seat
- Two further front facing bedrooms, one with storage
- Bathroom
- Gas central heating
- Double glazing to the front windows
- Fantastic storage options
- Security entry system
- On street permit parking
- Excellent location and school catchment

EPC Rating D.

Extras include curtains, blinds, freezer, washing machine, and dishwasher. Other items of furniture may be available by separate negotiation.

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



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.





