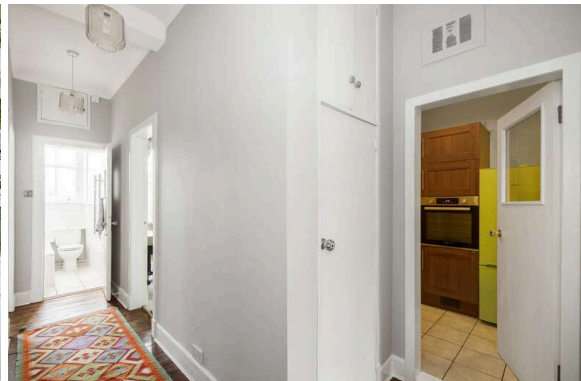




14/7 Roseneath Place
MARCHMONT | EDINBURGH | EH9 1JB


warners
solicitors & estate agents



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A rare opportunity to purchase this charming two bedroom third floor, light filled flat in excellent order throughout located in the sought after Marchmont area, with stunning views over Arthur's Seat.

Forming part of a well maintained traditional tenement and occupying prime position within the desirable district of Marchmont this generously proportioned and extremely flexible accommodation comprises an entrance hall with storage, spacious living room with traditional cornicing, fireplace, Edinburgh press and dining area, a fully fitted kitchen currently comprising fridge/freezer, dishwasher, washer/dryer and gas hob, oven and fan. There are also two well proportioned bedrooms, one with built in storage and both with views of Arthur's Seat. Completing the accommodation is the bathroom with shower over the bath, heated towel rail and also views of Arthur's Seat, which can be seen from both bedrooms as well. The property also benefits from a shared garden and permit parking.

- Welcoming entrance hall with storage
- Spacious Lounge
- Fitted Kitchen
- Two well proportioned bedrooms
- Bathroom with shower over the bath
- Gas central heating and double glazed sash and case windows
- Views of Arthur's Seat
- Permit parking and shared rear garden

All curtains, rails, tiebacks, blinds, light fittings, appliances, pax wardrobe in bedroom one, shelving unit in bedroom two cupboard, shoe rack and coat pegs will be included in the sale. EPC Rating C.

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



Marchmont is a sought after residential area, which lies to the south of the city centre. It offers a wide variety of local amenities including convenience and speciality shops, a bank, post office and chemist. In addition there are a number of popular coffee shops, bars and restaurants. Further amenities can be found at Newington, Morningside and Bruntsfield, all locations being easily accessible. Leisure facilities are excellent and include Warrender Swim Centre, the Meadows and Bruntsfield Links where facilities include a children's playground, tennis courts, a bowling green and pitch and putt. Excellent walks can be enjoyed on nearby Blackford Hill, the Hermitage of Braid and the Pentland Hills. The flat is situated close to a number of university buildings and the Scottish Parliament. An efficient public transport network is on hand which operates to most parts of the town and surrounding areas. The city bypass and main motorway networks are also within easy reach.



