

COULTERS[©]

1 (1 F1) ROSENEATH TERRACE

MARCHMONT, EDINBURGH, EH9 1JS

 2 BED  2 BATH  1 PUBLIC



TAKE A LOOK INSIDE

This two-bed apartment is situated in the thriving residential area of Marchmont which borders The Meadows. Located on the first floor of a Scots Baronial-style tenement, this well laid-out property benefits from period details and an abundance of natural light with an east-west-facing aspect. The property has most recently been a successful three-bedroom HMO rental, so is likely to appeal to investors or those looking to settle in a traditional flat with great potential.

KEY FEATURES



Traditional flat with period character.



Two double bedrooms.



Shared gardens to the rear.



Permit parking available.



Universities and excellent schools close by.



The Meadows just a short walk away.

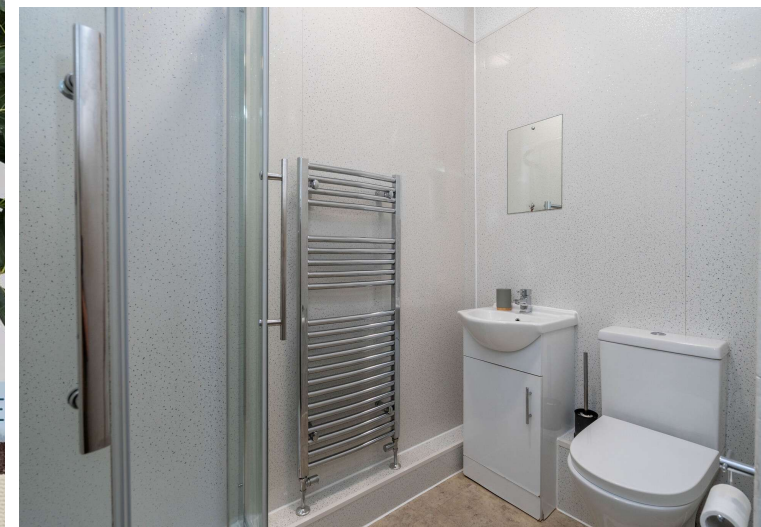


EPC Rating - C



Council Tax Band - D





The building has a secure entry system and inside, the accommodation comprises of; a welcoming hallway, sitting room; kitchen/dining room; two double bedrooms; and two shower rooms.

Heating and hot water are provided by a gas central heating system and the windows are of a single glazed sash and case design.

To the rear of the property is a shared garden with lawn, patio and picnic bench. On-Street parking is available by way of a residents parking permit.



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THE LOCAL AREA

Marchmont is a leafy residential area south of Edinburgh's City Centre. Moments from Bruntsfield Links and The Meadows, the property enjoys access to peaceful walks and far-reaching cycling routes as well as coffee shops and independent boutiques. Discover excellent recreational amenities at Warrender Swim Centre with its heritage Victorian pool and state-of-the-art fitness gym or at one of the numerous yoga studios. For everyday shopping, there is a green grocer on Argyle Place and convenience stores a short walk away. It is an ideal location for the University of Edinburgh and Edinburgh College of Art, both within easy walking distance. Highly regarded schooling includes James Gillespie's Primary and High School, with private school choices such as George Watson's College, all close by. While the City Centre is easily accessible on foot, regular bus services take less than twenty minutes.

EXTRAS

The property is sold as seen with all blinds, light fittings, fitted flooring and white goods included in the sale price.

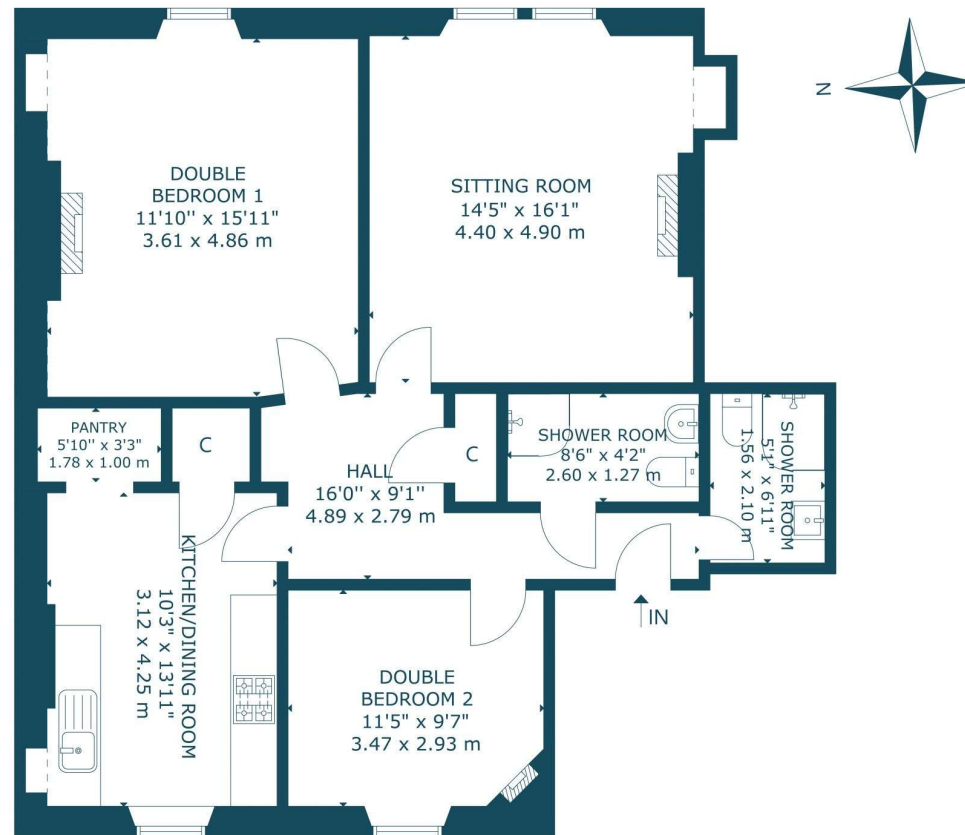
*Please note that some of the images have been virtually staged.



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HOME REPORT VALUATION: £350,000





FIRST FLOOR

1 1F1 ROSENEATH TERRACE, MARCHMONT, EDINBURGH, EH9 1JS
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 947 SQ FT / 88 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.