



ROSENEATH PLACE

Edinburgh, EH9

A BRIGHT, CHARACTERFUL MARCHMONT HOME

Offering space and flexibility.



5



2



1



Permit

EPC

C

Local Authority: The City of Edinburgh Council

Council Tax band: F

Tenure: Freehold

Offers Over: £525,000





DESCRIPTION

Roseneath Place is an end-terraced house arranged over three floors, set within one of Edinburgh's most sought-after residential areas. Offering generous and flexible accommodation, the property includes four well-proportioned double bedrooms along with an additional single bedroom or study, making it an ideal home for families or an attractive investment opportunity for those looking to let to students.

A standout feature of the house is the beautifully restored turned stone staircase, crowned by an original cupola that fills the space with natural light and creates a striking architectural focal point. The upper floor enjoys superb open views over the Meadows, enhancing the sense of space and setting.

With its blend of character, versatility, and prime location, this is a rare opportunity to acquire a substantial property in a highly desirable part of the city.





LOCATION

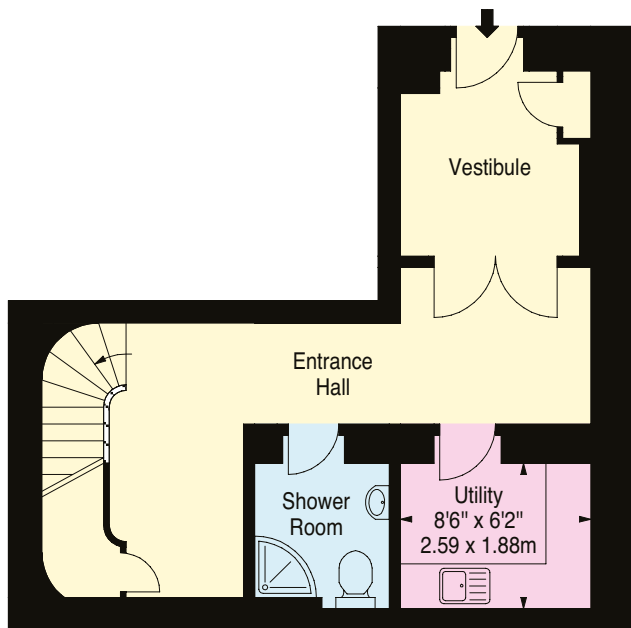
Located in the heart of Marchmont, the property enjoys an enviable position surrounded by a fantastic selection of independent shops, excellent restaurants, and welcoming local bars. The Meadows sits close by, offering a vibrant green space perfect for walks, runs, or simply soaking up the lively atmosphere.

Everyday convenience is well catered for, with a Scotmid only a three-minute stroll away and a Sainsbury's Local within five minutes. Just across The Meadows you'll find further amenities, including Soderberg, Starbucks, PureGym, and several University of Edinburgh buildings, making this a highly practical and well-connected setting.

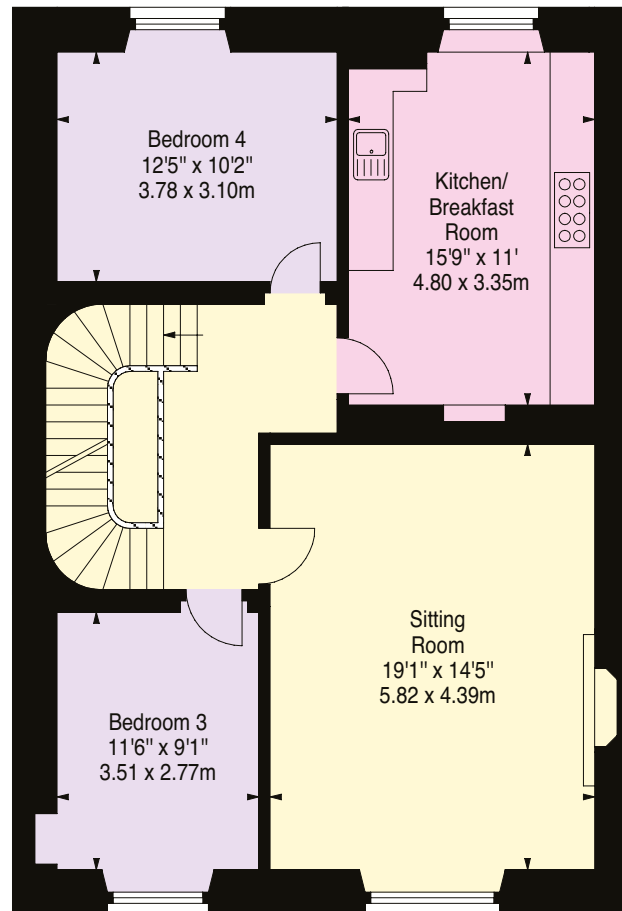
Regular bus services provide quick access to Edinburgh's city centre in around 20 minutes, while Waverley Station is reachable on foot in approximately 25 minutes for those travelling further afield.



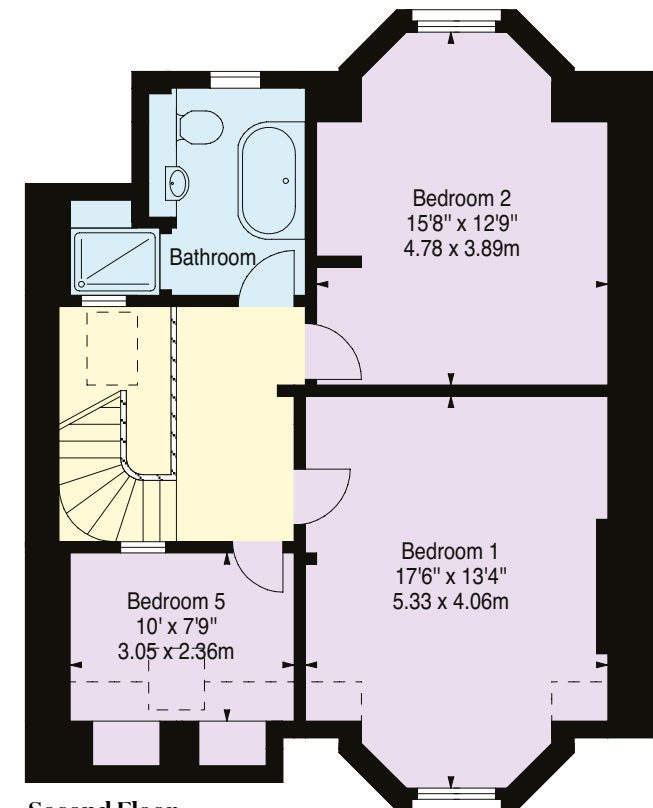
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Ground Floor



First Floor



Second Floor

Approximate Gross Internal Area
2022 Sq Ft - 187.84 Sq M

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Financial Guarantee/Anti Money Laundering: All offers to purchase the property (regardless of whether the offer is on a cash basis or subject to loan funding) must be accompanied with evidence of Source of Funds. This can be in the form of a bank statement showing the purchase price, a financial reference from a bank/ funding source, or confirmation from a solicitor that the purchaser has sufficient funds to complete the purchase. In addition, the purchaser must supply certified copies of his/her passport and confirmation of residence in terms acceptable under anti money laundering (AML) legislation. These documents will be required for all individuals who will appear on the title once the transaction is complete.

I would be delighted
to tell you more.

Ricardo Volpi
0131 222 9600
ricardo.volpi@knightfrank.com

Knight Frank Edinburgh
80 Queen Street, Edinburgh
EH2 4NF

[knightfrank.co.uk](https://www.knightfrank.co.uk)

Your partners in property

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by KF Scotland Ltd., in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither KF Scotland Ltd, nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of KF Scotland Ltd. 2. Material Information: Please note that the material information is provided to KF Scotland Ltd, by third parties and is provided here as a guide only. While KF Scotland Ltd, has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated January 2026. Photographs and videos dated January 2026. All information is correct at the time of going to print. KF Scotland Ltd is a limited company registered in Scotland with registered number 120/NE78008. Our registered office is 41 Charlotte Square, Edinburgh, EH2 4HQ. KF Scotland Limited is an independently owned member of the Knight Frank Network operating under licence from Knight Frank LLP.