McDougall McQueen
solicitors & estate agents

16 (1f1) Roseneath Place, Edinburgh, EH9 1JB

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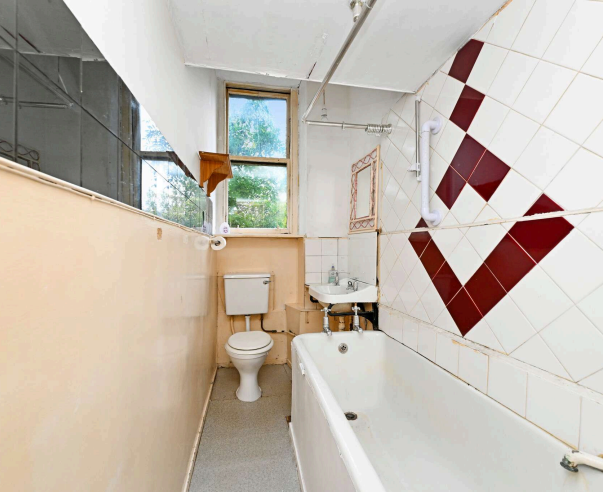
Welcome

Welcome to Roseneath Place, McDougall McQueen are delighted to present to the market this bright and spacious one bedroom first floor flat with two reception rooms and a box room. The property forms part of a traditional tenement building with a secure entry system and shared garden to the rear. The property is ideally located in the vibrant and much sought after Marchmont area of Edinburgh, perfectly positioned for easy access to a wide range of local amenities and within walking distance to the beautiful Meadows and Edinburgh City Centre. The property would now benefit from a full renovation, making this a perfect opportunity for those looking for a project, we would recommend an early viewing.

- Reception hallway
- Front facing living room
- Rear facing dining kitchen
- Bathroom
- Box room
- Single glazed sash and case windows
- Secure entry system
- Shared rear garden
- Permit and metered parking available



Marchmont

Marchmont is an extremely popular area to the south of the city. It offers a wide variety of local amenities to include independent specialist shops, coffee shops, bars & restaurants, along with larger supermarket offerings such as Sainsburys Local and a large Waitrose Supermarket in neighbouring Morningside. The property is just a short walk from The Meadows and Bruntsfield Links which benefit from a children's playground, tennis courts, bowling green and a pitch and putt course. Also within easy reach is Blackford Hill and Hermitage of Braid which have numerous walks available. For the sports enthusiast, Warrender Swim Centre which also has a gym is ideally located and there are several excellent golf courses within easy reach, including Merchants of Edinburgh and Craigmillar Park Golf Course. James Gillespie's Primary and High School are the catchment schools in the area, with private schools nearby including George Watson's College, Merchiston Castle School and George Heriot's School. The property is well positioned for easy access to both Edinburgh University and the Napier University campus. The city centre is easily accessible both on foot or by bus and the city bypass is nearby which connects into the motorway network.

Extras

The kitchen appliances are included in the sale though are sold as seen.

Get in touch

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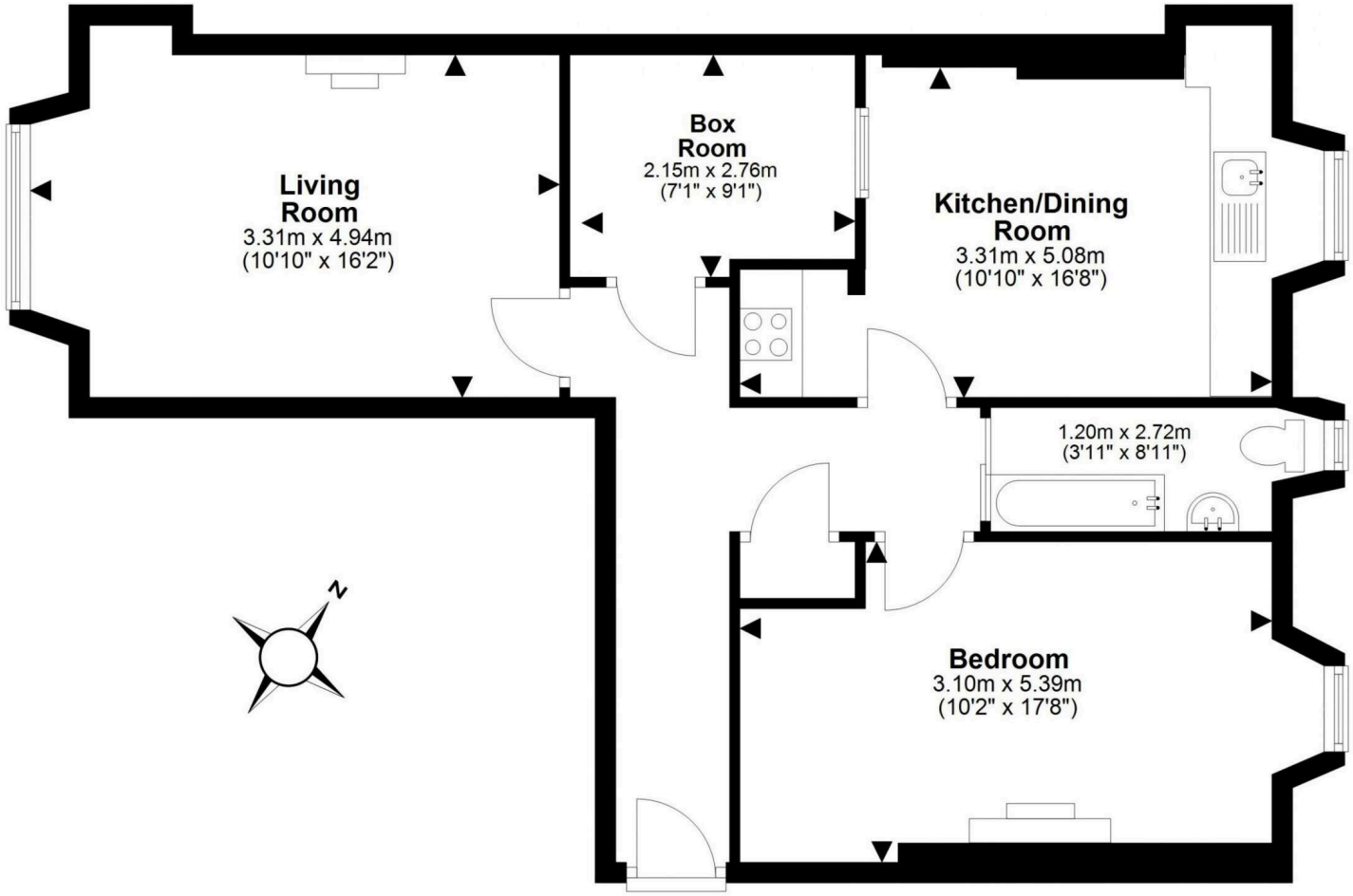
espc CHARTERED FIRM

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.