



18/8 ROSENEATH TERRACE

Marchmont, Edinburgh, EH9 1JN



2

Public Room



1

Bedrooms



1

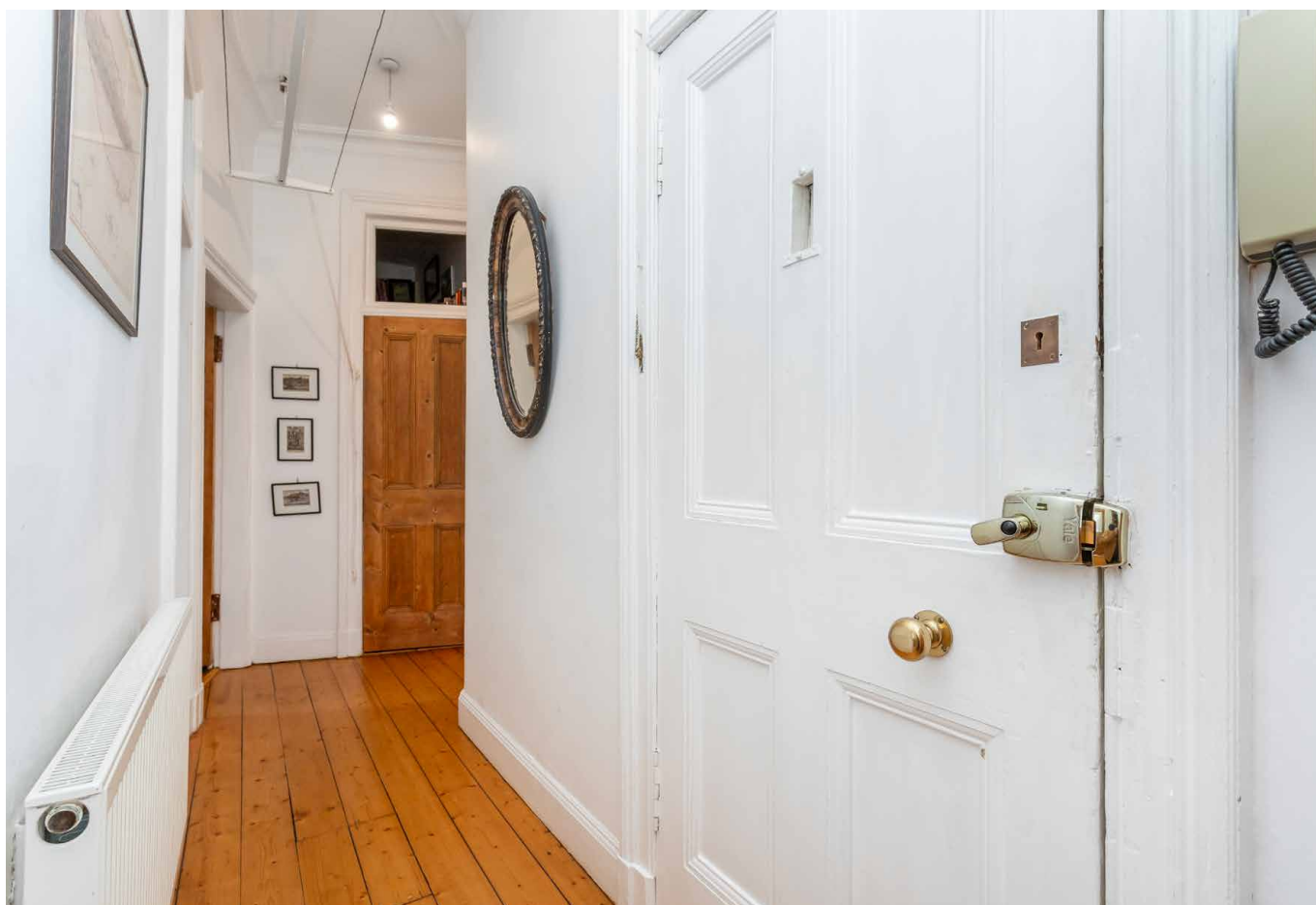
Bathroom



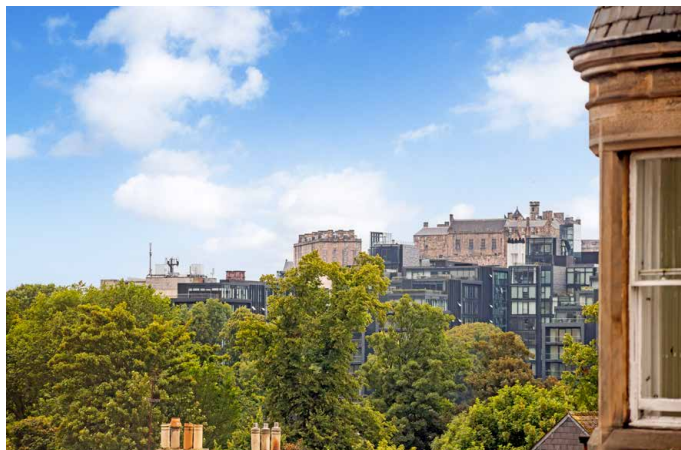
18/8 ROSENEATH TERRACE

Forming part of a traditional tenement building, this one-bedroom (plus box room) third-floor flat is a charming city residence. It features bright and airy interiors with light decoration and period details, including four-panel timber doors and varnished wooden floorboards. The home also enjoys elevated views to Edinburgh Castle – an iconic backdrop to admire. It benefits from a living room with an adjacent box room, a lovely dining kitchen with additional built-in storage, and a good-size double bedroom set beside a quality bathroom with an overhead rainfall shower.

Located close to The Meadows, this city flat also has a much sought-after setting in Marchmont. Superb amenities and everyday essentials are just a brief stroll away, including a fantastic choice of convenience stores, supermarkets, bars, and restaurants. The heart of the city centre can be easily reached on foot as well, placing further shopping and recreational facilities at your ease and disposal. Regular bus links are also close by and the capital's two major train stations are within brisk walking distance. Unsurprisingly, it is a highly desirable location for professionals, couples, and first-time buyers alike.







EPC
RATING



COUNCIL
TAX BAND

VIEWING

By appointment only
with Gilson Gray on
0131 516 5366

Features

- A traditional third-floor city flat
- In the Marchmont conservation area
- Secure telephone-entry system
- Welcoming entrance hall with storage
- Living room with feature fireplace
- Spacious dining kitchen
- Double bedroom with feature fireplace
- Versatile box room/home office
- 3pc bathroom with overhead shower
- Communal garden and drying area
- Controlled permit parking (Zone 8)







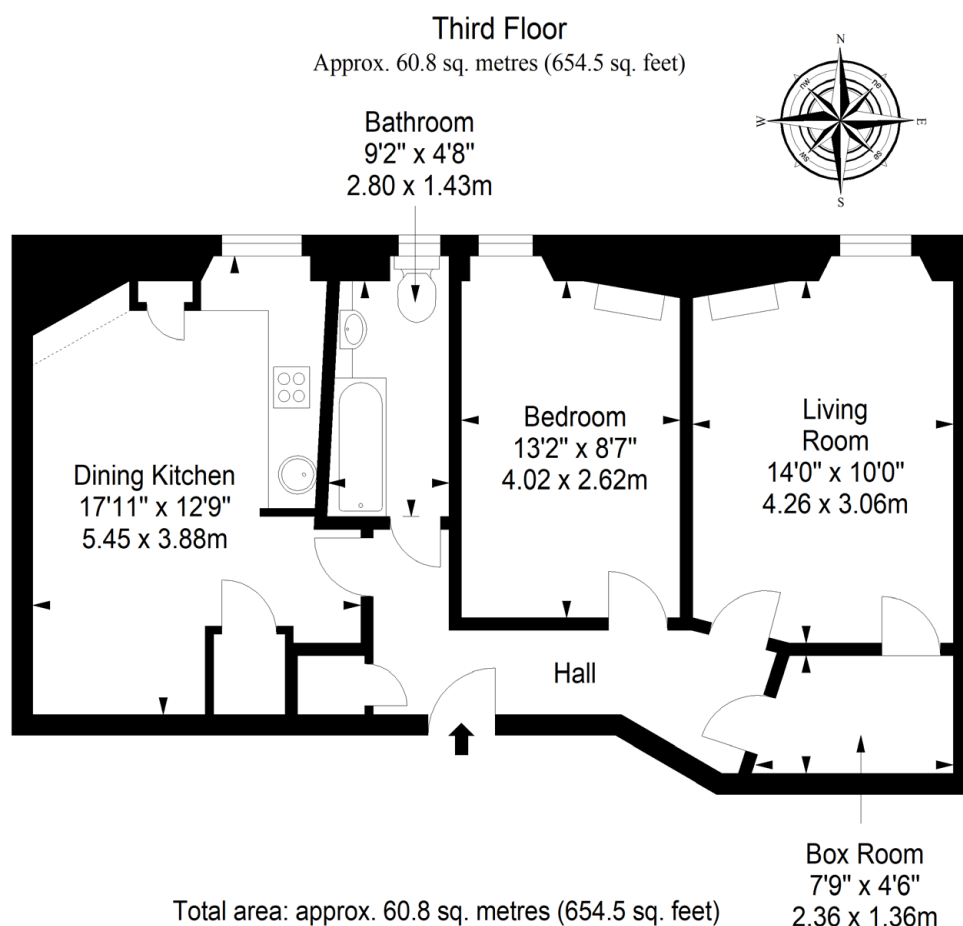


Extras: integrated kitchen appliances (oven, gas hob, and modern extractor hood) to be included. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.



MARCHMONT

Renowned as a vibrant and sought-after suburb, Marchmont offers a variety of lovely period properties, leafy areas and outstanding retailers. Situated opposite the Meadows and Bruntsfield Links, this area is within easy walking distance of Edinburgh's historic Old Town, the New Town, Waverley Station, and the city's best universities. A wide variety of cafés, restaurants, coffee houses, bistros, independent shops, galleries, boutiques, a luxury cinema, theatres, and various supermarkets can all be found on your doorstep and in neighbouring Morningside and Bruntsfield. Indoor fitness and leisure facilities can be found nearby at the Royal Commonwealth Pool, including swimming pools, a high-spec gym, fitness classes, and a soft play, whilst Warrender Swim Centre (currently undergoing refurbishment) is within strolling distance. If outdoor exercise is more appealing to you, the area offers tranquil parks and large green spaces for outdoor activities and picnics. Outstanding state schooling is on offer at primary and secondary level and the area is very well served by frequent public transport services, superb cycle paths and picturesque, leafy walkways.



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