



1/9 Roseneath Place  
Marchmont, EH9 1JB

**deans**   
Solicitors & Estate Agents LLP

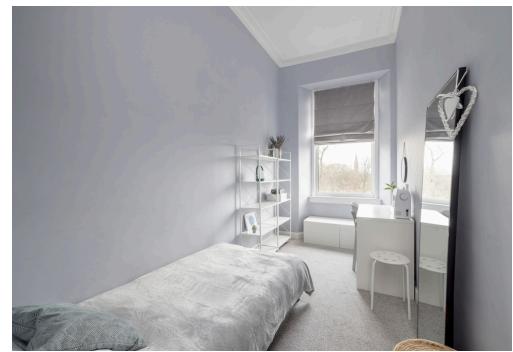
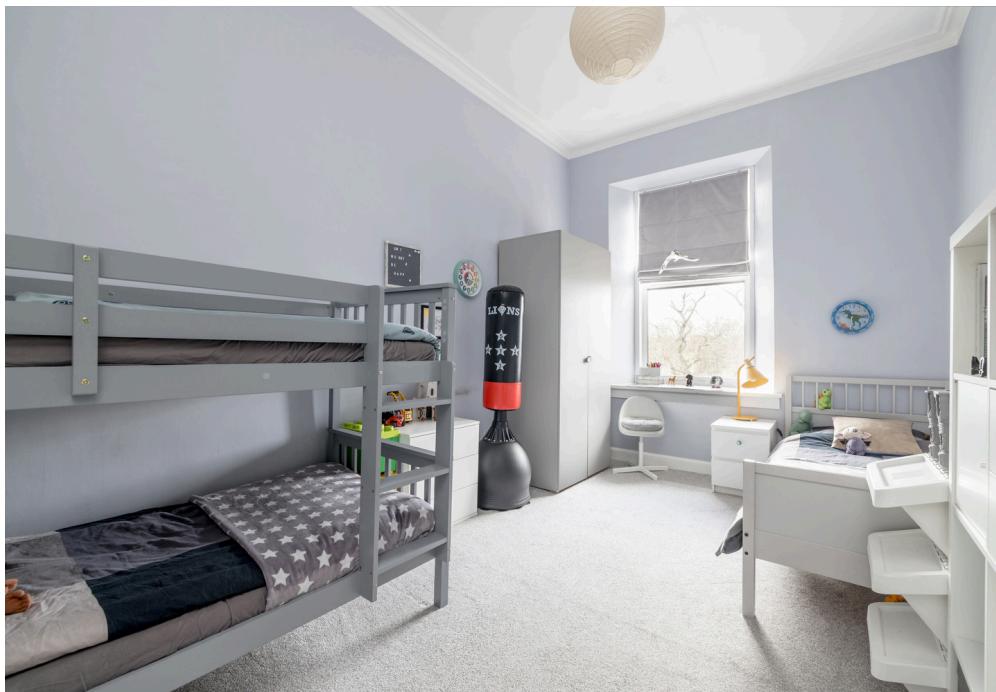
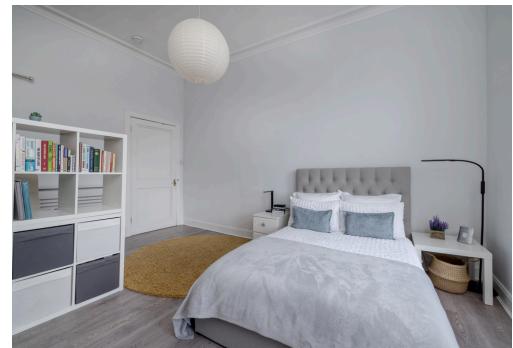


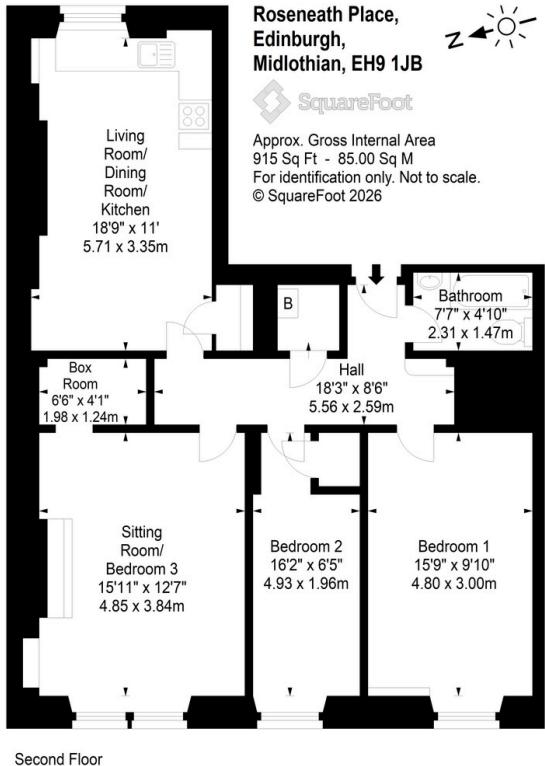
## THIRD FLOOR FLAT

- Living Room/Bedroom 3
- Kitchen/Dining Room
- Two Bedrooms
- Bathroom
- Communal Garden
- On-Street Permit Parking
- GCH
- EPC Rating – C



Forming part of a traditional tenement building and enjoying impressive views of Edinburgh Castle and Arthur's Seat, this well-presented third-floor flat is situated in the highly desirable area of Marchmont in south Edinburgh. The property benefits from a prime location within comfortable walking distance of a wide selection of excellent schools and local amenities, including cafés, bars, and restaurants. The Meadows are also close by, providing a wonderful outdoor space for walking and recreation. The accommodation comprises; welcoming entrance hallway, generous living room which could alternatively be used as a double bedroom, spacious kitchen/dining room with a pantry, box room, two further bedrooms (one with built in wardrobes), and bathroom with a shower over the bath. There is a loft that offers additional storage. Externally, the property enjoys access to a well-maintained communal garden to the rear and on-street permit parking is available. The property has sash and case windows and gas central heating. Included in the sale are the fitted carpets and floor coverings, cooker, fridge-freezer, washing machine, dishwasher, and light fittings. All included appliances are sold-as-seen, with no warranty provided.





**Disclaimer:** Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic 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 Scottish 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 Scottish Standard Clauses.