



CULLERTON'S

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FLAT 1F2 28 ROSENEATH PLACE

MARCHMONT, EDINBURGH
EH9 1JD



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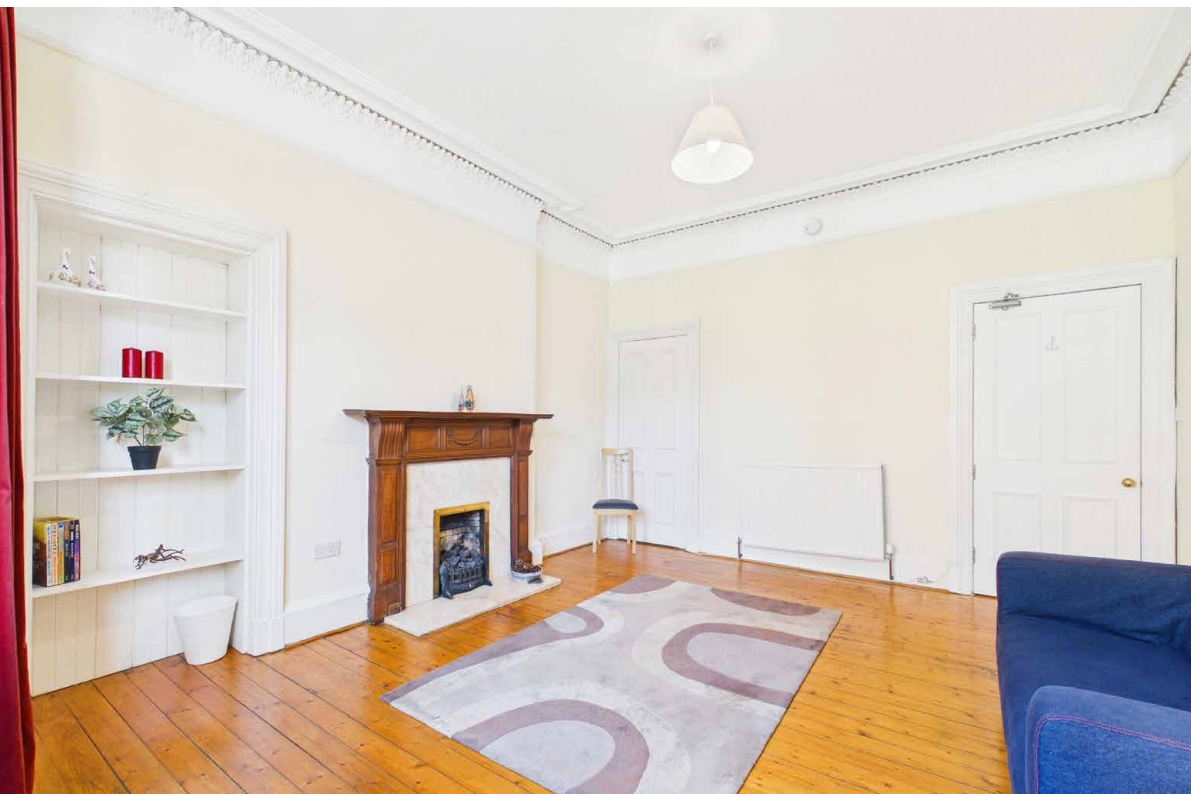
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VIEWINGS: BY APPOINTMENT
TELEPHONE CULLERTON'S ON

0131 225 5007
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Property Summary

Set on the first floor of a traditional tenement in the city's sought-after Marchmont area, the flat beautifully combines elegant period character with generous, versatile living space. Retained original features, including a bay window, feature fireplace, and press cupboard, are complemented by bright, well-proportioned interiors. The impressive interconnected kitchen, dining, and snug area creates a sociable hub for everyday living and entertaining, while two spacious bedrooms provide flexible accommodation. Ideally located just moments from The Meadows, independent cafés, shops, and excellent transport links into Edinburgh city centre, this is an exceptional home in one of the capital's most desirable neighbourhoods.

Extras: All fitted floor and window coverings, light fittings, and integrated appliances are included in the sale.

Features

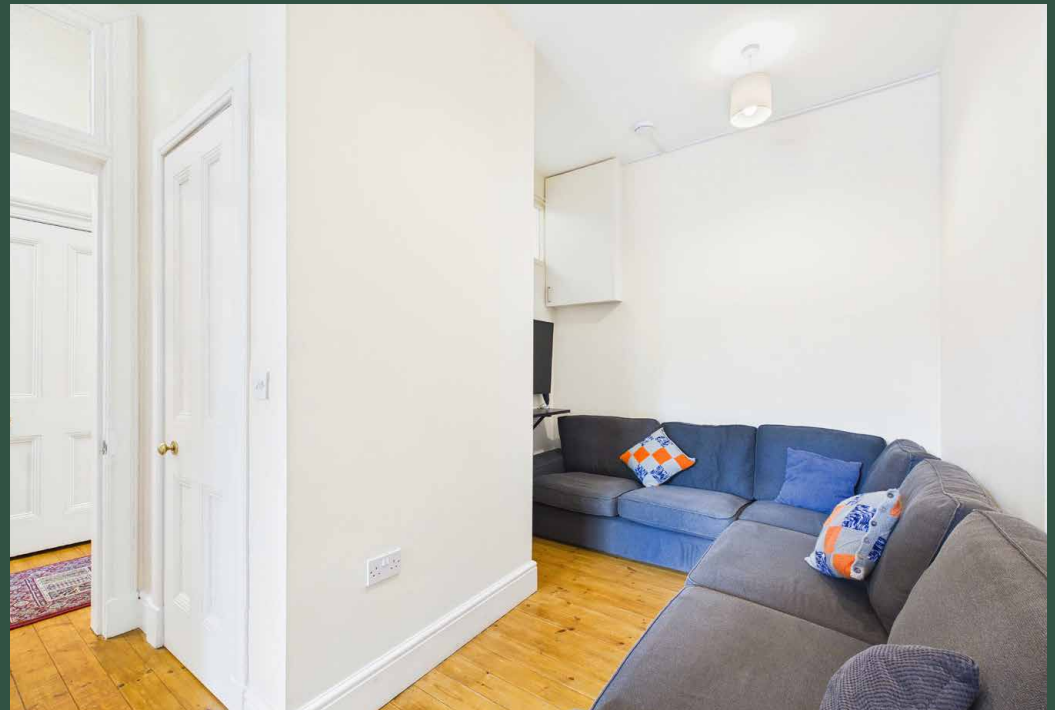
- Traditional first-floor flat in Marchmont
- Lovely retained period features
- Secure phone entry and shared stairwell
- Entrance hallway with storage
- West-facing bay-windowed living room with fireplace and press
- Generous interconnected kitchen/dining room/ snug
- Spacious main bedroom with westerly aspect
- Versatile second bedroom
- Bathroom with overhead shower and towel warmer
- Communal garden
- On-street parking
- Gas central heating and double glazing
- Home Report Value - £380,000



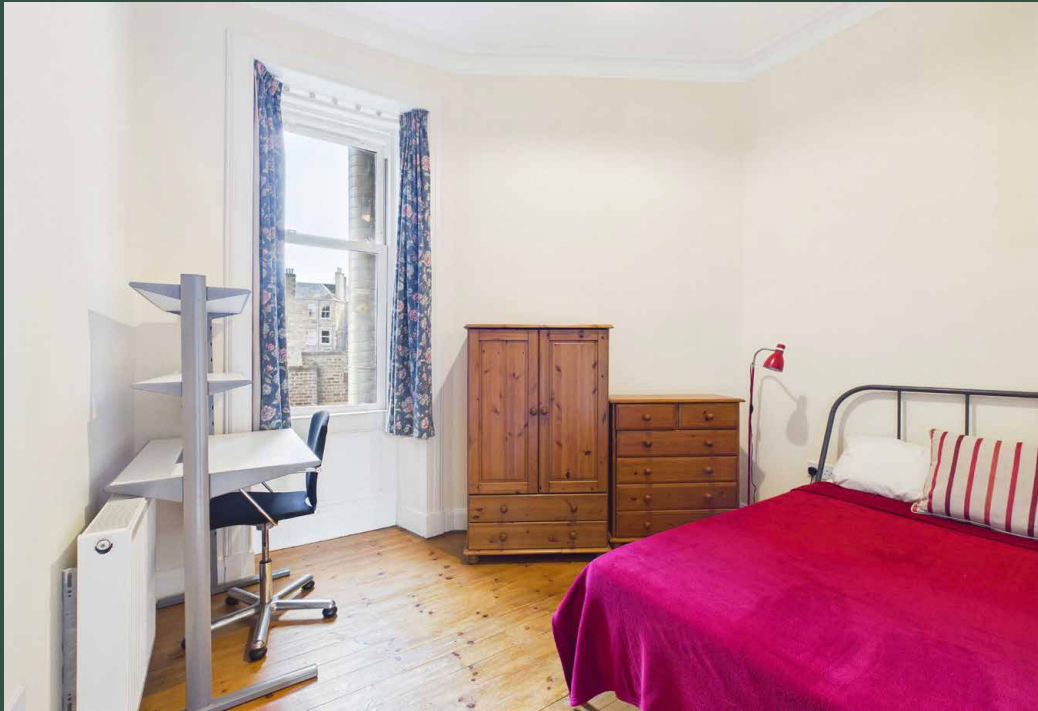


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*Retained original features, including
a bay window, feature fireplace, and
press cupboard*

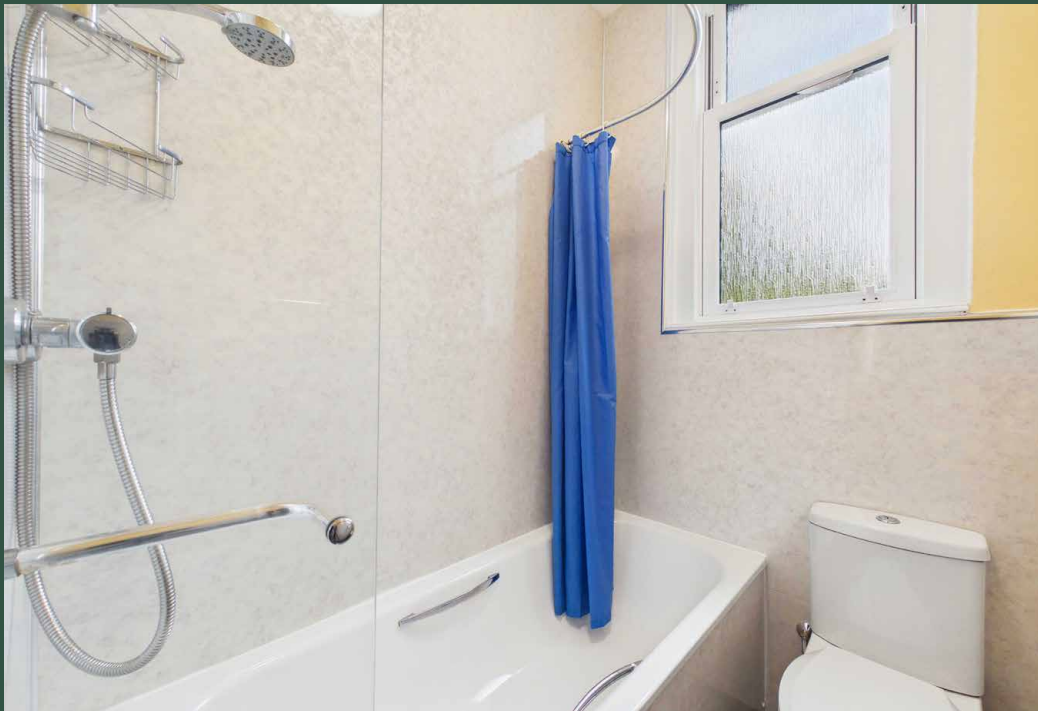




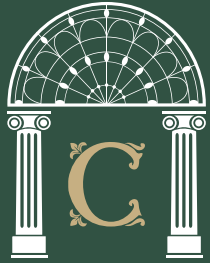


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*This is an exceptional home
in one of the capital's most
desirable neighbourhoods*







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DISCLAIMER

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

