

COULTERS<sup>®</sup>

18/6 Roseneath Terrace  
Edinburgh  
EH9 1JN



This well presented second floor flat forms part of a traditional sandstone tenement building situated in a highly desirable quiet street in Marchmont. The flat has classical proportions and neutral interior décor with sought after period features. It has a large welcoming hallway, a spacious living room with large windows and distant views to Arthur Seat, a large fully fitted modern kitchen with integrated appliances, two double bedrooms and thoughtfully designed family bathroom. There are also excellent local amenities nearby including cafes, bars, independent shops, a choice of local supermarkets and a short walk to the Meadows.

### Living Room

The large living room to the front of the property has an open outlook and distant views towards Arthur's Seat. Ornate cornicing emphasise the high ceiling whilst the large sash and casement windows lets in an abundance of natural light. The sash and casement windows have been recently refurbished with Ventrolla system. The room also has a feature fireplace surround and an Edinburgh press for storage.



### The property comprises:

- Living room with high ceilings and original cornice
- Fully fitted kitchen with integrated oven and electric hob
- Beautifully styled modern bathroom with brick tiling, wet room and under floor heating
- Two double bedrooms south facing overlooking the communal gardens
- Bright welcoming hallway with storage
- Sash and casement windows refurbished Ventrolla system 2017
- Gas central heating
- Entry phone system
- Residents permit parking
- Access to large shared communal garden including a community vegetable patch
- Well maintained stair with maintenance contract and weekly clean
- On street secure bike storage

## Kitchen and Hallway

The kitchen has been fully fitted with cabinets and ample workspace incorporating a selection of integrated appliances including electric oven and hob with built in extractor hood.

Bright and spacious hallway with high ceilings, original cornice and storage cupboard



## Bedrooms

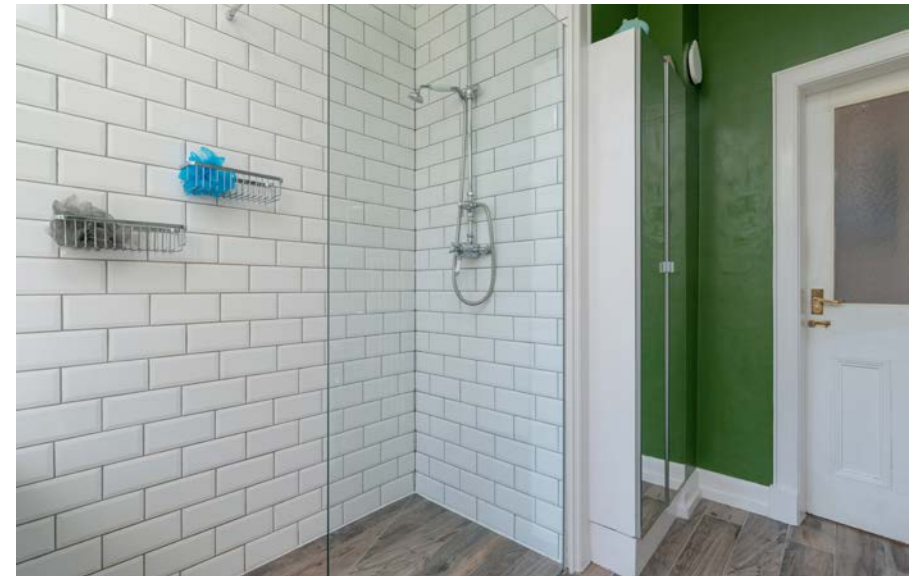
The property has two good sized bedrooms each with open outlooks and with large sash and casement windows flooding the rooms with light. The bedrooms have a neutral décor and are carpeted.

One room is currently in use as a study however we have also virtually staged an image to show the room as a double bedroom



## Bathroom

The bathroom has been designed to a high standard with freestanding bathtub and walk in wet room with two shower heads, one adjustable and one fixed rainfall style. The bathroom is part tiled in white brick effect tiles, wood effect floor with under floor heating and has two large windows to create a wonderful room.



## Extras

Sale will include all white goods (washing machine, oven, integrated fridge/freezer, integrated dishwasher)

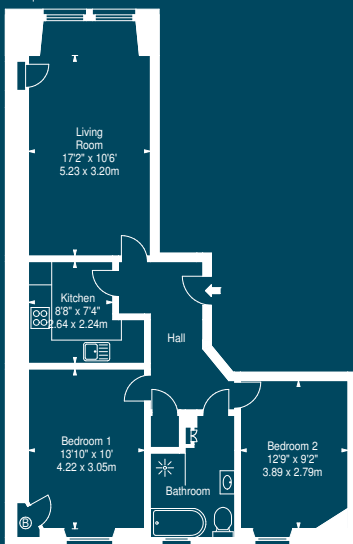
## Area

The Meadows is one of the most sought-after residential areas of Edinburgh, located just south of the city centre. The area is renowned for its excellent variety of specialist shops, together with cosmopolitan restaurants, bistros and bars. Excellent local schooling is available at Sciennes Primary School, just a short walk away, and at James Gillespie's High School. Private schooling nearby includes George Heriot's School across the Meadows. The University of Edinburgh's George Square campus is a short stroll away and there is easy access to the King's Buildings campus and Edinburgh Royal Infirmary via public transport. Leisure and recreational amenities are plentiful with the Meadows park, Arthur's Seat and Holyrood Park, the Royal Commonwealth Pool and leisure complex and local golf courses all located within easy walking distance. The city centre and Waverley train station are just a mile away, easily accessible on foot or via regular public transport. The City Bypass with connections to the M8 and M9 motorways is a short drive away, whilst Edinburgh Airport is a half hour drive.

Roseneath Terrace,  
Edinburgh,  
Midlothian, EH9 1JN



Approx. Gross Internal Area  
736 Sq Ft - 68.37 Sq M  
For identification only. Not to scale.  
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Second Floor

# WELCOME HOME <sup>©</sup>

## Terms & Conditions

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 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.

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