



Thorntons 
The right way to move

20 (2F2) Roseneath Place

Marchmont, Edinburgh, EH91JD





Property Summary

This traditional Victorian second-floor flat forms part of a handsome tenement in Marchmont and offers bright westerly-facing rooms and characterful period features. Now in need of a degree of modernisation, the property offers excellent scope for its new owners to modernise to taste.

The entrance hall, with stripped timber flooring and tall ceilings, leads to an open-plan living/dining/kitchen. The kitchen comes with a good range of wall and base units, with space for seated dining, while the living area is set at the window, where warm afternoon sun streams in. There are two double bedrooms, including a particularly generous principal bedroom with delightful period features as well as a walk-in wardrobe. The second bedroom is a small double and also boasts a period fire surround. Completing the city home is a three-piece bathroom. The property benefits from access to a communal rear garden, as well as electric heating. Extras: Sold as seen.

Features

- Traditional Victorian second-floor flat in Marchmont
- Bright accommodation with scope to modernise
- Retained period features and a sunny westerly aspect
- Living/dining/kitchen with fitted units
- Two double bedrooms, one with a walk-in wardrobe
- Bathroom with a three-piece suite
- Communal rear garden
- Sash-and-case windows with electric heating
- Paid on-street parking, as well as excellent transport links

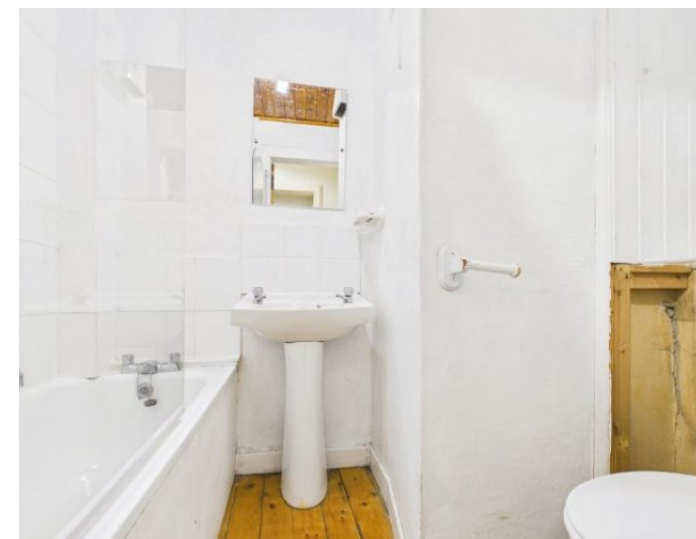
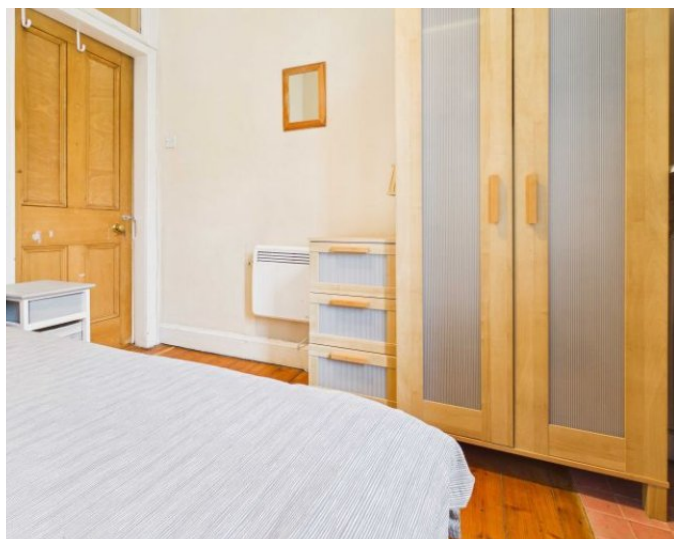
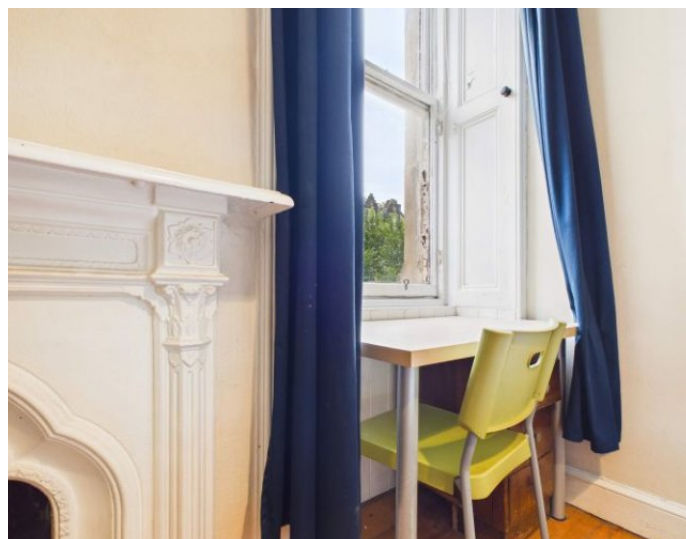








 [Click here to take a virtual tour](#)





Marchmont, Edinburgh

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.

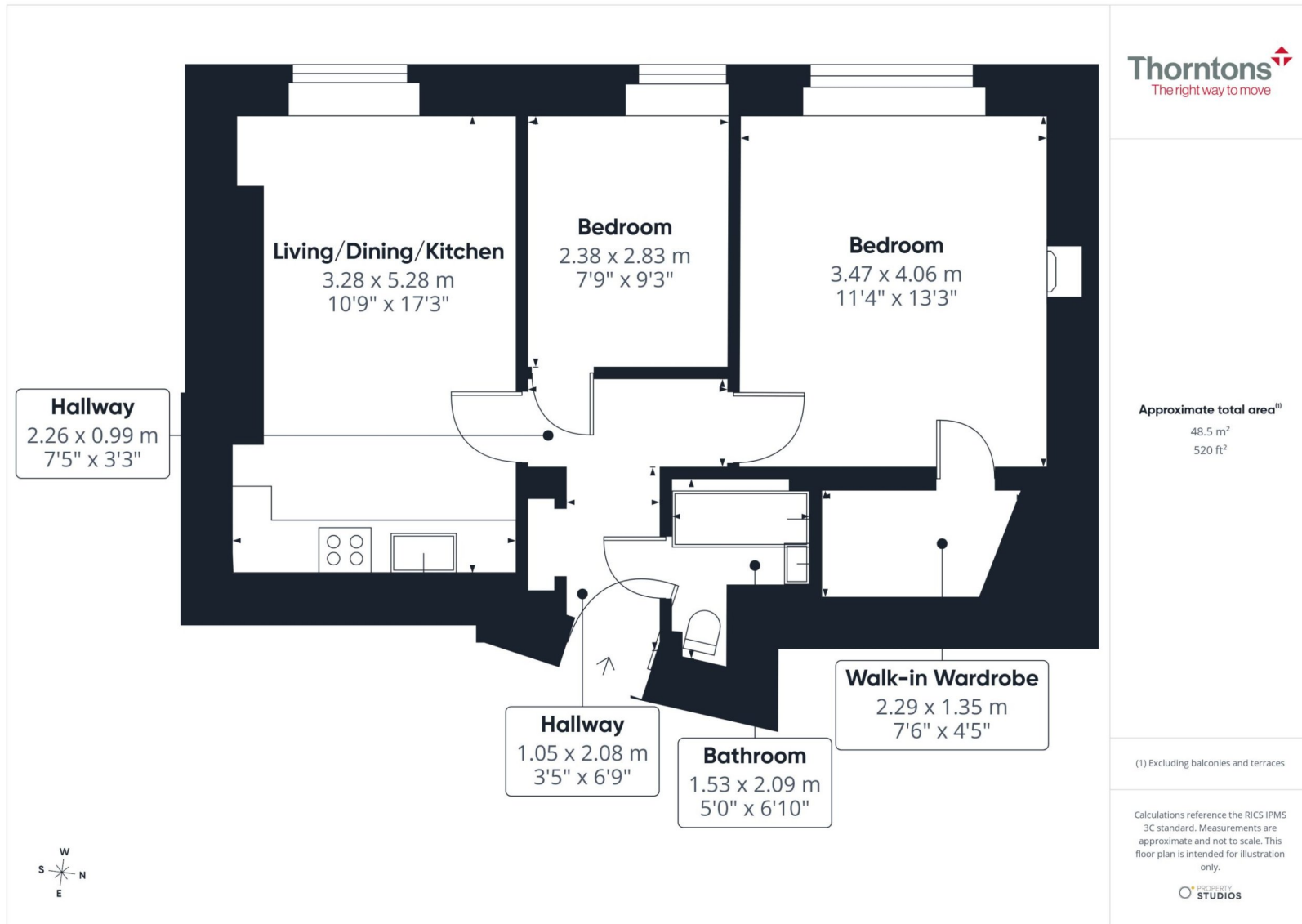
A wide variety of cafés, restaurants, coffee houses, bistros, independent shops, galleries, boutiques, a luxury cinema, theatres, and various supermarkets can all be found on your doorstep and in neighbouring Morningside and Bruntsfield.

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.



Floorplan





Thorntons

The right way to move



Our Branches

ANSTRUTHER

5A Shore Street
Anstruther, KY10 3EA
01333 310481
anstrutherea@thorntons-law.co.uk

BONNYRIGG

3-7 High Street
Bonnyrigg, EH19 2DA
0131 663 7135
bonnyriggea@thorntons-law.co.uk

DUNDEE

Whitehall House, 33 Yeaman Shore
Dundee DD1 4BJ
01382 200099
dundeeka@thorntons-law.co.uk

PERTH

7 Whitefriars Crescent
Perth, PH2 0PA
01738 443456
perthea@thorntons-law.co.uk

FORFAR

53 East High Street
Forfar, DD8 2EL
01307 466886
forfarea@thorntons-law.co.uk

ARBROATH

Brothockbank House,
Arbroath, DD11 1NE
01241 876633
arbroathea@thorntons-law.co.uk

CUPAR

49 Bonnygate
Cupar, KY15 4BY
01334 656564
cuparea@thorntons-law.co.uk

EDINBURGH

Citypoint, 3rd Floor, 65 Haymarket
Terrace, Edinburgh, EH12 5HD
0131 297 5980
edinea@thorntons-law.co.uk

ST ANDREWS

17-21 Bell Street
St Andrews, KY16 9UR
01334 474200
standrewsea@thorntons-law.co.uk

INVERNESS/HIGHLANDS

Kintail House, Beechwood Park, 2 Sir
Walter Scott Drive, Inverness, IV2 3BW
01463 575643
genea@thorntons-law.co.uk



@ThorntonsPropertyServices



@thorntonsproperty



@ThorntonsPS

Thorntons is a trading name of Thorntons Law LLP
Regulated by The Law Society of Scotland