

COULTERS[©]

13/8 ROSENEATH STREET

MARCHMONT, EDINBURGH, EH9 1JH

 2 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Located in the popular area of Marchmont, close to green open spaces of the Meadows, this highly desirable top-floor tenement flat offers a sophisticated and beautifully presented home, where fine period features are complemented by a contemporary colour palette and modern décor.

The property enjoys an elevated position with views towards Edinburgh Castle and Arthur's Seat, together with generous proportions and an abundance of natural light.

KEY FEATURES



Highly desirable top (4th) floor bay windowed tenement flat.



Two beautiful, well proportioned double bedrooms plus boxroom.



Shared rear garden.



Residents' on street permit holder parking.



Located in the popular area of Marchmont, close to the Meadows.



An array of independent shops and retailers nearby.



EPC Rating - E



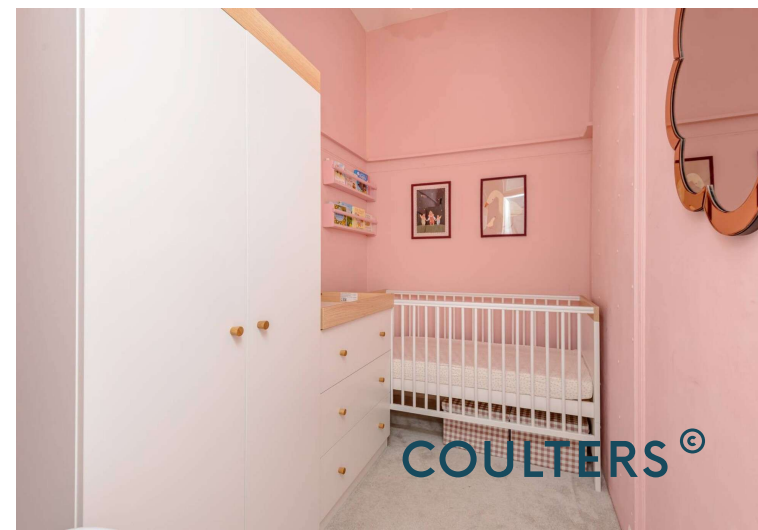
Council Tax Band - D



The bay-windowed living room is a particularly attractive space, with a south-facing aspect flooding the room with natural light. An open-flame gas fire set within the fireplace creates a beautiful focal point, complemented by ornate cornicing and two useful press cupboards.

The stylish modern kitchen combines smart tiled splashbacks with wood worktops and a good range of base-mounted cabinetry. Integrated appliances include an electric hob, oven, washing machine and dishwasher, together with a freestanding fridge freezer.

A charming dining recess provides space for a table and chairs, while a handy pantry cupboard adds further storage.



CONTINUED...

There are two beautiful and well-proportioned double bedrooms, with one positioned to the front and the other to the rear, both retaining their original fireplaces. A separate boxroom is currently used by the owners as a nursery, offering useful flexibility, while two further storage cupboards are located within the hallway.

The bathroom is fitted with a white three-piece suite comprising a bath with mains shower over, wash hand basin, WC and heated towel rail.

The property benefits from gas central heating and double glazing.

To the rear is a shared garden, mainly laid to lawn, while residents' on-street permit holder parking is also available.

EXTRAS

All light fittings, fitted flooring and integrated appliances are included in the sale price.





THE LOCAL AREA

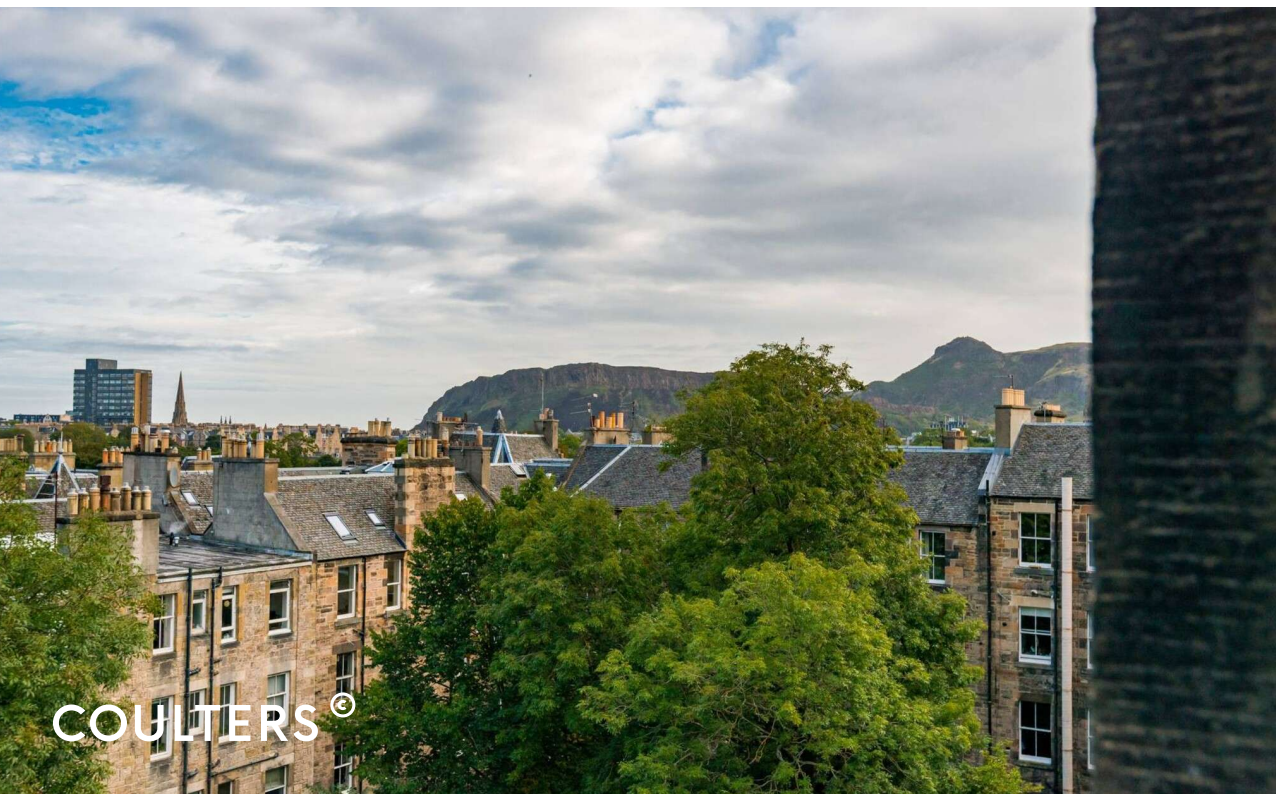
Marchmont is a leafy residential area south of Edinburgh's City Centre. Moments from The Meadows and Bruntsfield Links, the property enjoys access to peaceful walks and far-reaching cycling routes as well as coffee shops and independent boutiques.

Discover excellent recreational amenities at the Warrender Swim Centre with its heritage Victorian pool and state-of-the-art fitness gym or at one of the numerous yoga studios.

Practice your swing on The Links - home to the world's first club house. For everyday shopping, there is a conveniently located Sainsburys, along with a Margiotta, local fishmonger and greengrocer. It is an ideal location for the University of Edinburgh and Edinburgh College of Art, both within walking distance.

The property is in the catchment area for highly regarded schools: James Gillespie's Primary School, St Peter's RC Primary School, James Gillespie's High School and St Thomas of Aquin's RC High School. Further private school choices such as George Heriot's School and George Watson's College are also within walking distance.

While the City Centre is easily accessible on foot, regular bus services take less than twenty minutes.

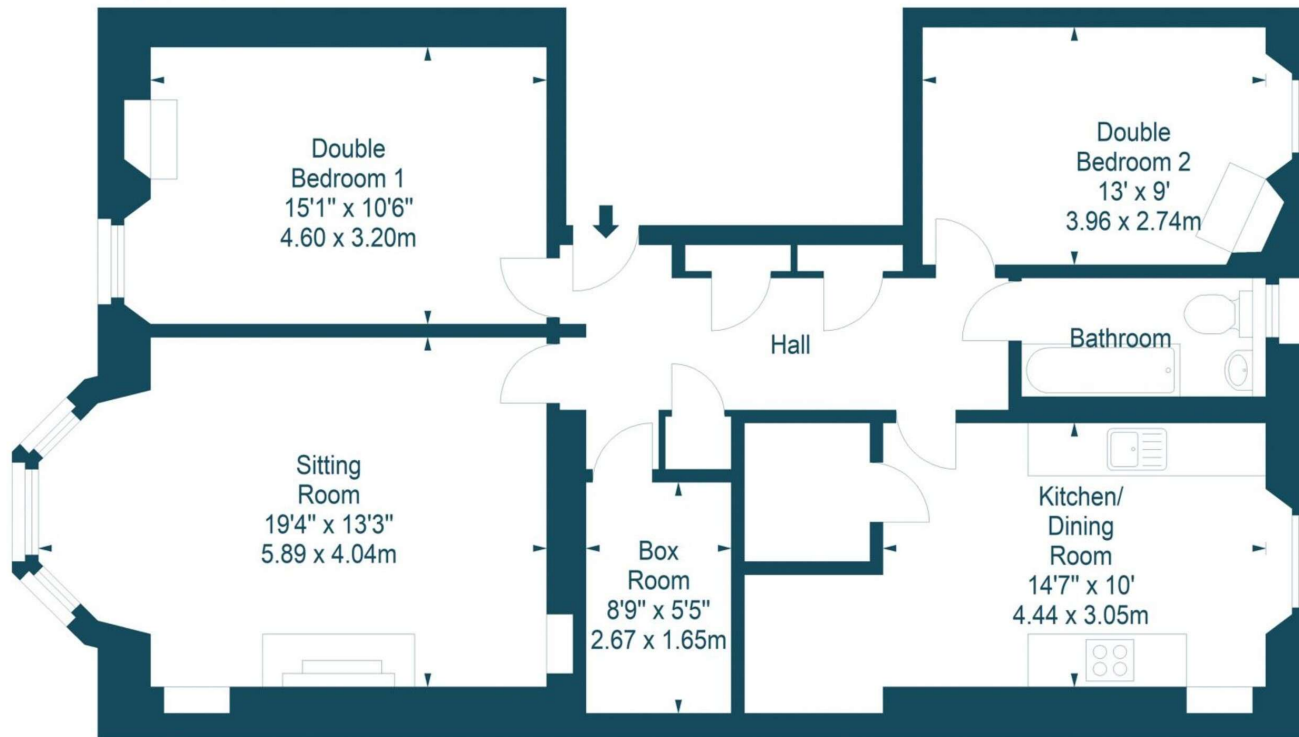




Roseneath Street,
Edinburgh,
Marchmont, EH9 1JH



Approx. Gross Internal Area
1002 Sq Ft - 93.09 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Fourth Floor

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.