



Solicitors & Estate Agents



5/3 Roseneath Street

Marchmont | Edinburgh | EH9 1JH

A fantastic opportunity has arisen to purchase this impressive, truly stunning second floor flat blending charming original features with an impressive modern finish. Located only a short walk to the lovely open spaces of The Meadows in the popular Marchmont district, the spacious property would undoubtedly appeal to professionals.

-  2 Bedrooms
-  2 Public Rooms
-  1 Bathroom
-  Zoned Parking
-  Communal Garden
-  EPC Rating – C
-  Council Tax Band - D



Description

The accommodation, presented to the market in true move-in condition, comprises: secure entry system, welcoming hallway with spacious box room with mezzanine bed, striking bay-windowed reception room with ornate cornice, ceiling rose and feature fireplace, stylish dining kitchen with high-quality fixtures, oak-effect work surfaces and integrated appliances, generously proportioned principal bedroom with beautiful feature fireplace, further spacious double bedroom with fireplace, and contemporary bathroom with three-piece suite and shower over bath. Further benefits include gas central heating and double glazing.



Extras

All the fitted floor coverings will be included in the sale together with the gas hob, oven, integrated dishwasher and fridge/freezer. The mezzanine bed in the box room will also be included.

N.B – The chandelier in the reception room will not be included in the sale.

Gardens & Parking

There is a communal garden located to the rear of the building and for the car owner, metered and permit parking is available within the surrounding areas.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

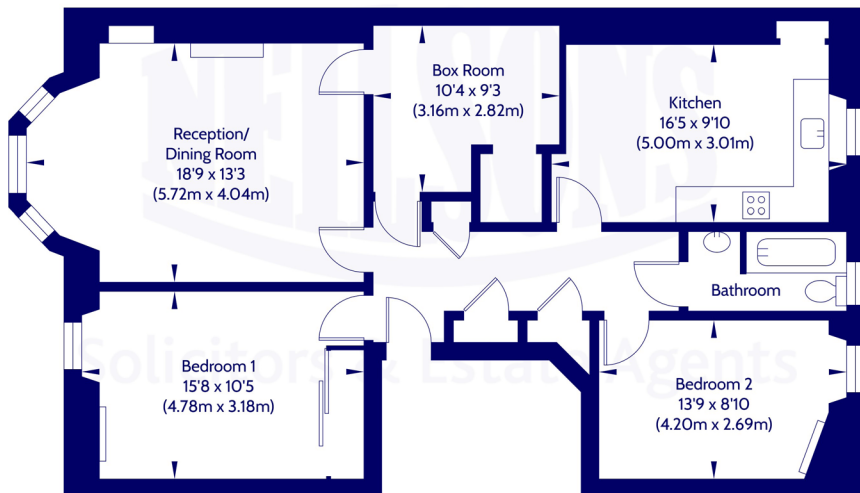
Roseneath Street forms part of the desirable Marchmont district of the city, lying to the south of the city centre and within easy reach of neighbouring Morningside, Bruntsfield and Newington. Excellent local amenities are on hand including a variety of specialised shops, cafes, bistros, bars and restaurants. The property is also in close proximity to the University of Edinburgh. For leisure and recreational facilities, the property is within walking distance of the delightful open spaces and sports facilities available on The Meadows and Bruntsfield Links with several golf courses on the south side of the city. Cinemas and theaters are also nearby together with Warrender Swim Centre with pool, gym and sauna. Regular bus services are available in the area and lead to the city centre and beyond.





Approx. Gross Internal Floor Area 88 Sq M / 947 Sq Ft.

2nd Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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