

COULTERS ©

5, 1F2 ROSENEATH STREET

MARCHMONT, EDINBURGH, EH9 1JH

2 BED | 1 BATH | 2 PUBLIC





TAKE A LOOK INSIDE

Located in the heart of Marchmont, just a short walk from The Meadows, this bright and beautifully presented first-floor Victorian tenement flat combines traditional character with a well-maintained interior. Bursting with period features, the property has been a much-loved home and now offers an exciting opportunity for its next owners to make it their own.

The south-facing sitting room is a particularly appealing space, with a bay window and a charming window seat overlooking the front of the property. Natural light fills the room, highlighting the original sanded and lightly varnished floorboards, while a lovely mantelpiece provides an attractive focal point. Decorative cornicing completes the period character.

KEY FEATURES

- Bright, beautifully presented first floor tenement flat in popular Marchmont.
- Two double bedrooms plus boxroom/study.
- Shared rear garden.
- Residents' on street permit holder parking.
- Located in the popular area of Marchmont, close to The Meadows.
- An array of independant retailers nearby.
- EPC Rating - D
- Council Tax Band - D





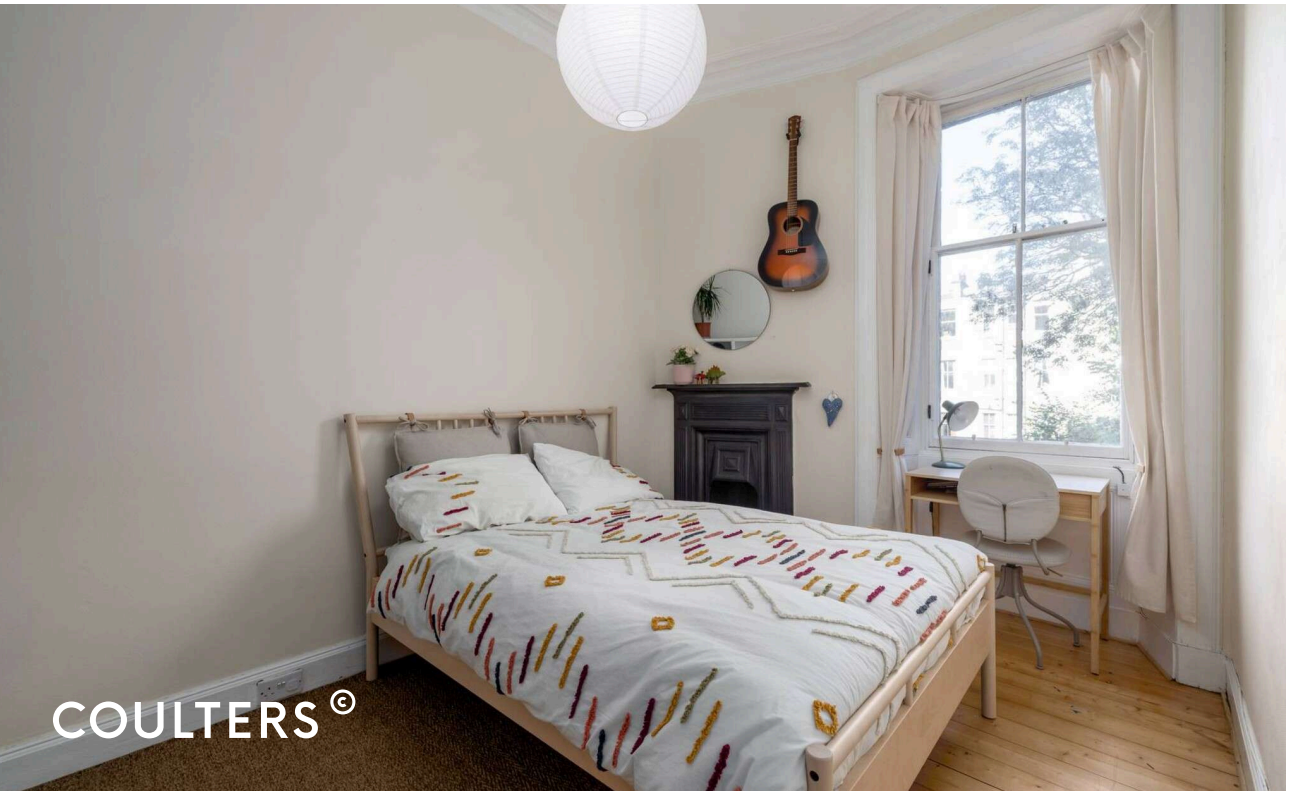


The kitchen and dining room provide a sociable space, fitted with a range of wall and base-mounted cabinetry incorporating a gas hob, electric oven, extractor hood and washing machine. There is ample room for a dining table and chairs, while a traditional washing pulley is fitted within the dining recess.

A pantry sits alongside the dining recess, with three further storage cupboards located off the hall. The boxroom is currently used as a home office with further storage overhead.







CONTINUED...

There are two well-proportioned double bedrooms, one positioned to the front and the other to the rear of the property. The bathroom completes the internal accommodation, fitted with a bath with an electric shower over, WC and wash hand basin.

Externally, there is a shared garden to the rear of the property which is mainly laid to lawn. The gardens belonging to number's 5, 9 and 13 are all informally shared between the residents. For example, the garden with the raised beds is technically owned by number 9, although through informal arrangement, they are shared by anyone who wants one from the above mentioned buildings. Likewise others have access to the garden of number 5 as there is no fence.

Residents' permit-holder parking is available on the surrounding streets.

EXTRAS

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





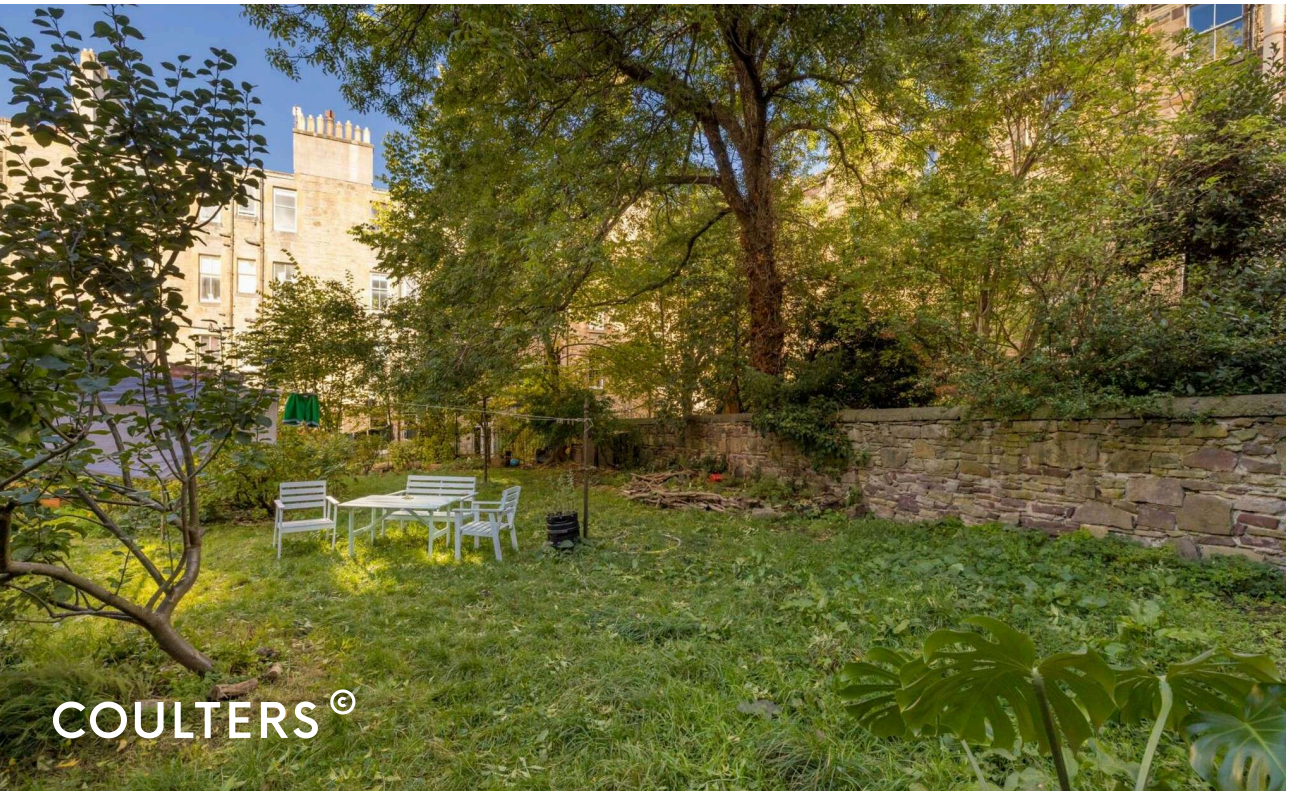






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THE LOCAL AREA

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.

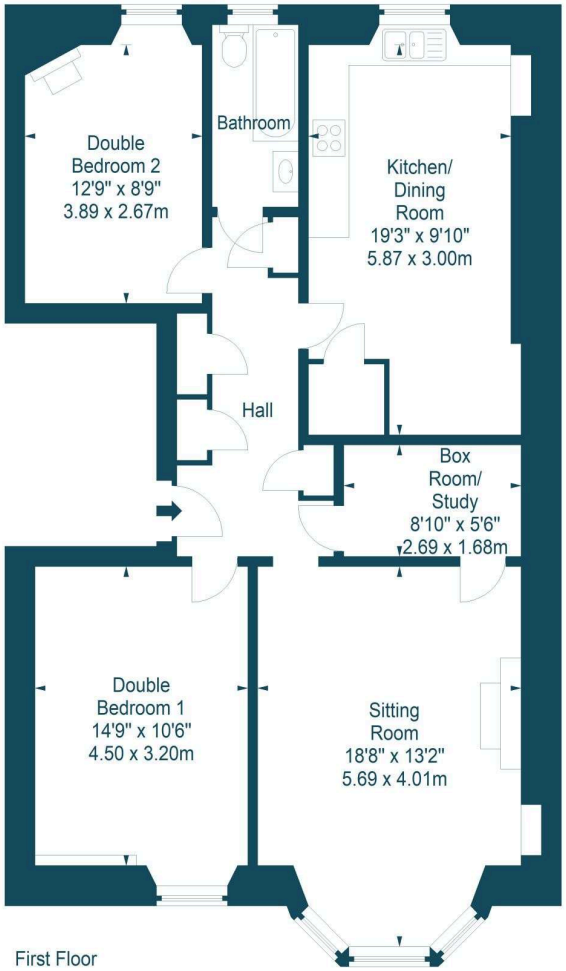
While the City Centre is easily accessible on foot, regular bus services take less than twenty minutes.

HOME REPORT VALUATION: £410,000

Roseneath Street,
Edinburgh, EH9 1JH

SquareFoot

Approx. Gross Internal Area
931 Sq Ft - 86.49 Sq M
For identification only. Not to scale.
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First Floor

GET IN TOUCH

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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.