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5, 2F1 Roseneath Street

EDINBURGH, EH9 1JH



Marchmont

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Marchmont is an extremely popular location which is situated approximately a mile south of Edinburgh's city centre. It offers a wide variety of local amenities, convenience and speciality shops with services including hairdressers, doctors, dentists, and chemists.

There are also pubs, trendy cafes, fast food outlets, independent wine merchants and popular restaurants whose reputation extends beyond the area. The local fishmonger is a legend in the city. The property is a short walk from the Meadows and Bruntsfield Links where you will find children's playgrounds, tennis courts, a short hole golf course and cricket pitches. Excellent walks can be found on the nearby Blackford Hill, the Hermitage of Braid and Holyrood Park. The Warrender Swim Centre is a short walk away and the Meadows are perfect for jogging and other leisure activities.

There are three regular bus services running through Marchmont going to the city, Morningside shopping area and the Royal Infirmary. The City Bypass is nearby, and this connects to the motorway network for easy exit from the city in all directions.





5, 2F1 Roseneath Street

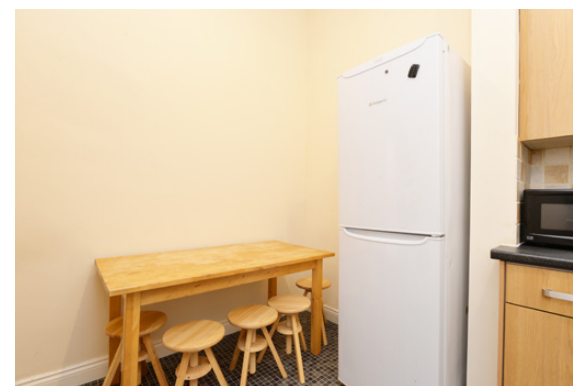
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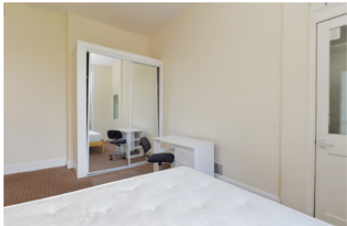
An excellent opportunity has arisen to acquire this highly desirable three or four bedroom flat. Previous used as an investment property operating as a four-bedroom HMO this property will be suited to a range of buyers making for an ideal city centre residence or buy to let investment.

Internally this accommodation is in good decorative order. It consists of an entrance hallway with plenty of storage. The internal kitchen/diner benefits from an integrated gas hob, extractor hood, ovens, with freestanding white goods.

There are four spacious double bedrooms which benefit from various possibilities on furniture configurations with storage options. The property would operate as a great three-bedroom flat with a little rearranging to make the configuration suit a spacious lounge with large street-facing windows. To complete the accommodation is the three-piece shower room which has a shower over the bath, towel rail and comes partially tiled.

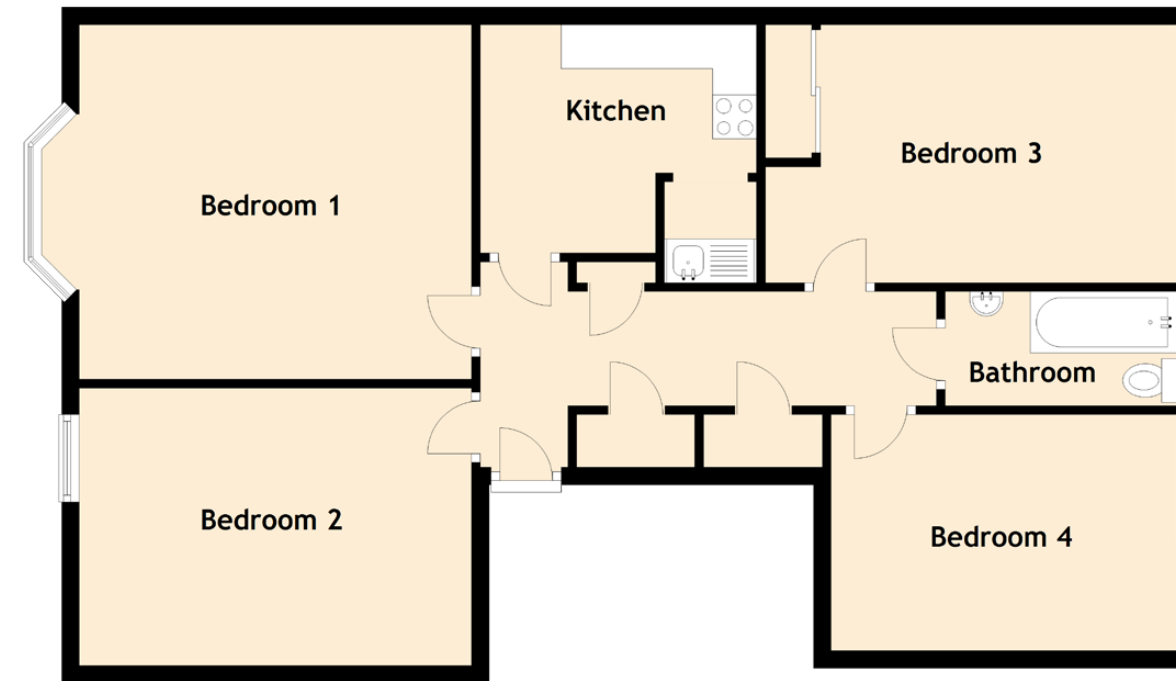
The property benefits from gas central heating, timber single glazed sash and case windows, communal garden, accessed via the common stairway. On-street parking is by Resident Parking Permit or in pay and display bays.





Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Kitchen	3.15m (10'4") x 2.94m (9'8")
Bedroom 1	4.47m (14'8") x 4.04m (13'3")
Bedroom 2	4.53m (14'10") x 3.16m (10'4")
Bedroom 3	4.70m (15'5") x 3.01m (9'11")
Bedroom 4	3.95m (13') x 2.69m (8'10")
Bathroom	2.65m (8'8") x 1.30m (4'3")

Gross internal floor area (m²): 90m²

EPC Rating: C

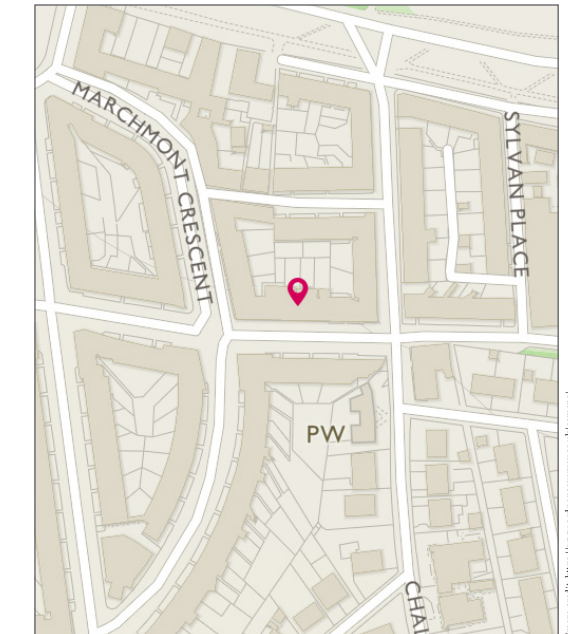


Image credit: <https://www.odinmaps.com/compare/>



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Text and description
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Photographer



Layout graphics and design
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Designer