

# 12/4 Roseneath Terrace

MARCHMONT, EDINBURGH, EH9 1JN



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and enjoys superb proportions throughout*



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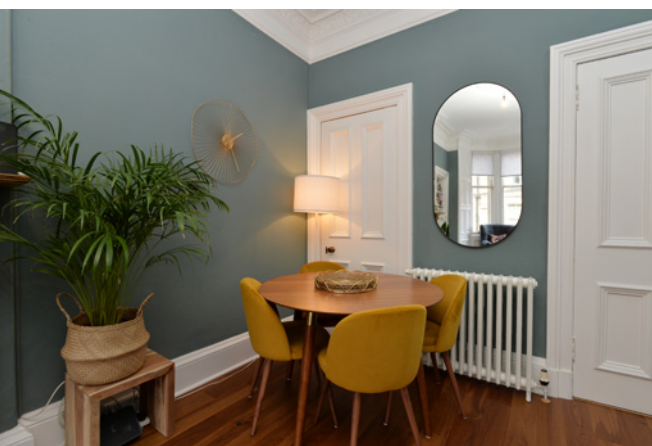


McEwan Fraser is delighted to present this magnificent two-bedroom second-floor tenement flat to the market.

Presented in excellent internal order, the property has retained a wealth of period detailing and enjoys superb proportions throughout. The property is a stunning flat on a quiet Marchmont side street and internal viewing is highly recommended.

On entering the property you walk into a welcoming hallway, which provides access to all rooms and has a useful storage cupboard. This zone also has plenty of space for a home study or office, without compromising much living space.

## THE LIVING ROOM



The accommodation is focused on a stunning and naturally bright bay fronted living room which boasts ample space for a variety of different furniture configurations. This will allow an incoming purchaser the chance to create their ideal entertaining space. The living room has retained a host of period character with an ornate cornice, sash and case windows and high skirting boards. A stunning fireplace offers a natural focal point for the delightful living space.

# THE KITCHEN



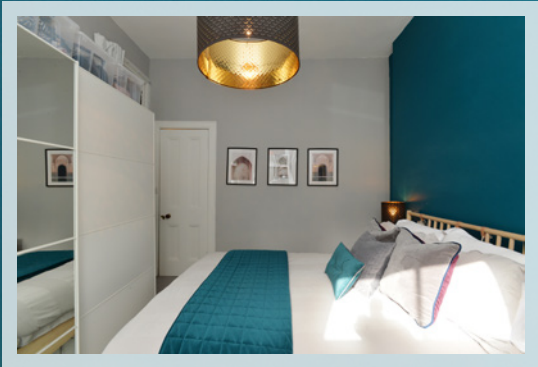
An ultra-modern fitted kitchen is located adjacent to the living room and includes a generous range of base and wall mounted units which offer plenty of prep and storage space for the aspiring chef. There is also a full range of integrated appliances and tiled splashbacks.





There are two double bedrooms which are both bright, spacious and overlook the rear garden. Both bedrooms have plenty of space for a full range of free-standing bedroom furniture and have retained the character so typical of this style of property.

## BEDROOM 1



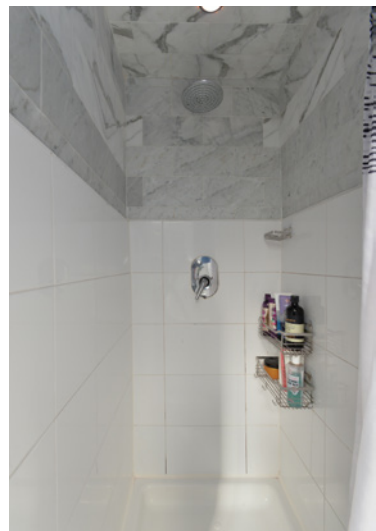
# BEDROOM 2



Internal accommodation is completed by a chic bathroom that blends traditional panelling with modern tiling and includes a roll-top bath and a separate built-in shower.

For extra warmth and comfort, the property enjoys gas central heating and partial double glazing.

# THE BATHROOM

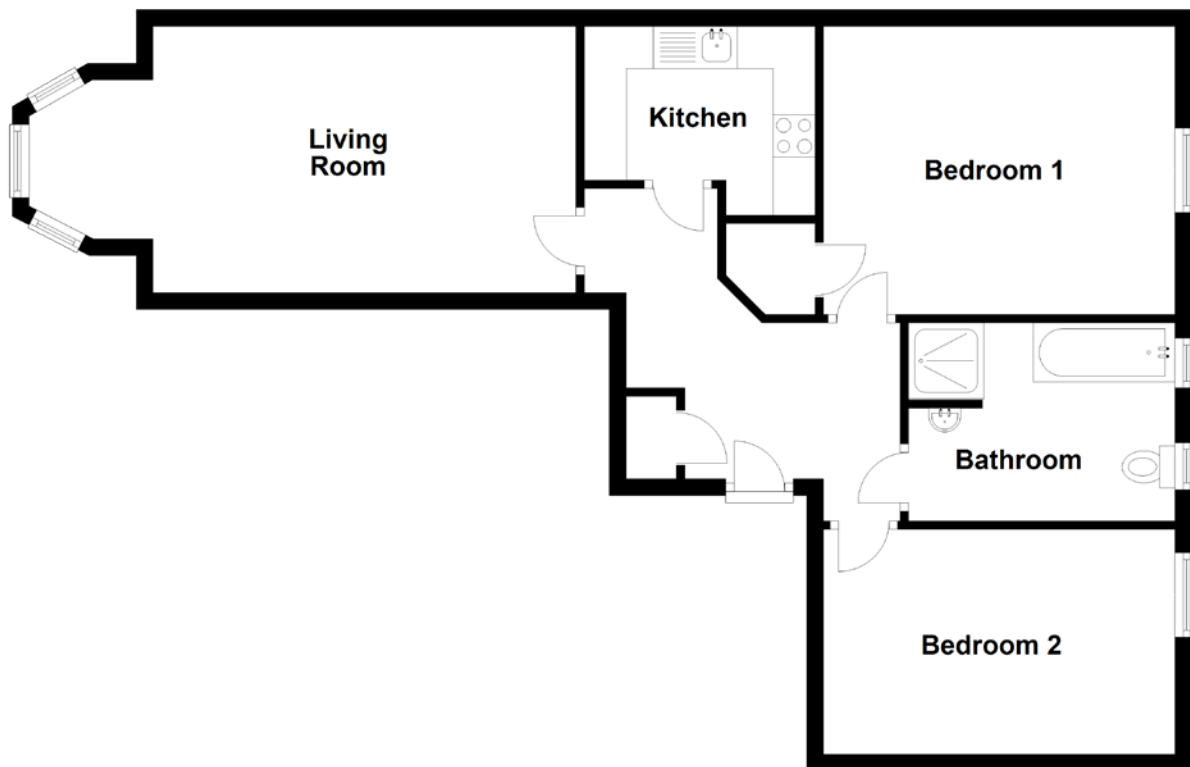


Externally, Roseneath Terrace is a quiet side street off Argyle Place, just one street back from The Meadows. There is ample permit parking in the area and you have a range of shops at hand for day to day necessities. The property also has access to a sunny communal garden which is well maintained by the residents.

# THE GARDEN



# FLOOR PLAN, DIMENSIONS & MAP

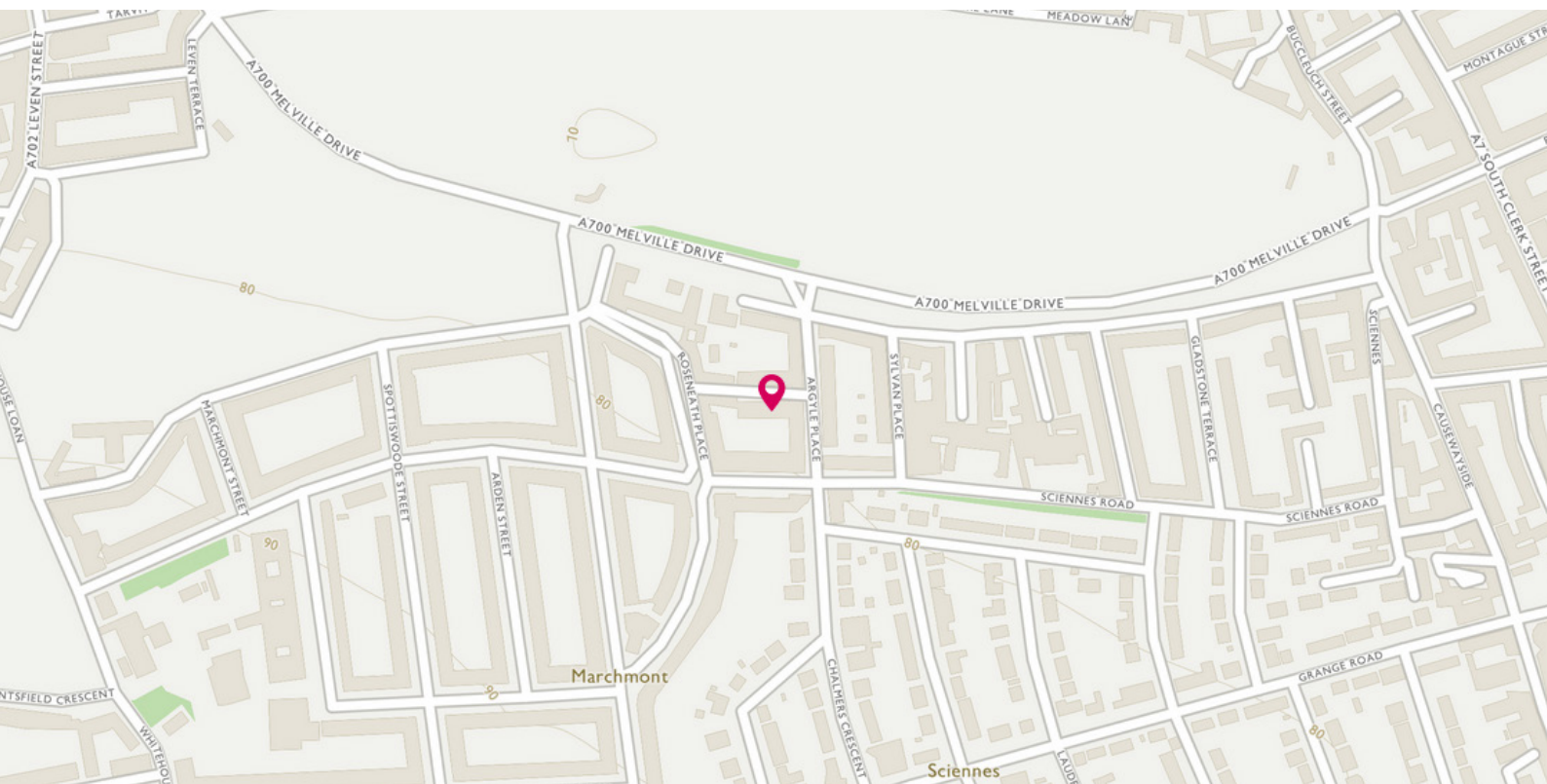


Approximate Dimensions (Taken from the widest point)

Living Room 6.49m (21'4") x 3.16m (10'4")  
Kitchen 2.74m (9') x 2.24m (7'4")  
Bedroom 1 4.17m (13'8") x 3.42m (11'3")

Bedroom 2 3.93m (12'11") x 2.67m (8'9")  
Bathroom 3.16m (10'4") x 2.35m (7'9")

Gross internal floor area (m<sup>2</sup>): 71m<sup>2</sup>  
EPC Rating: D



# THE LOCATION

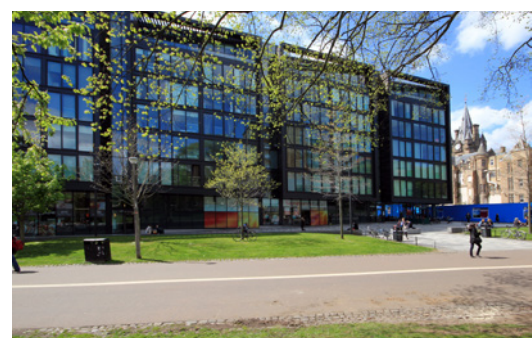
Marchmont is an extremely popular location which is situated approximately a mile south of Edinburgh's city centre. It offers a wide variety of local amenities, convenience and speciality shops with services including hairdressers, doctors, dentists, and chemists.





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.



  
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