

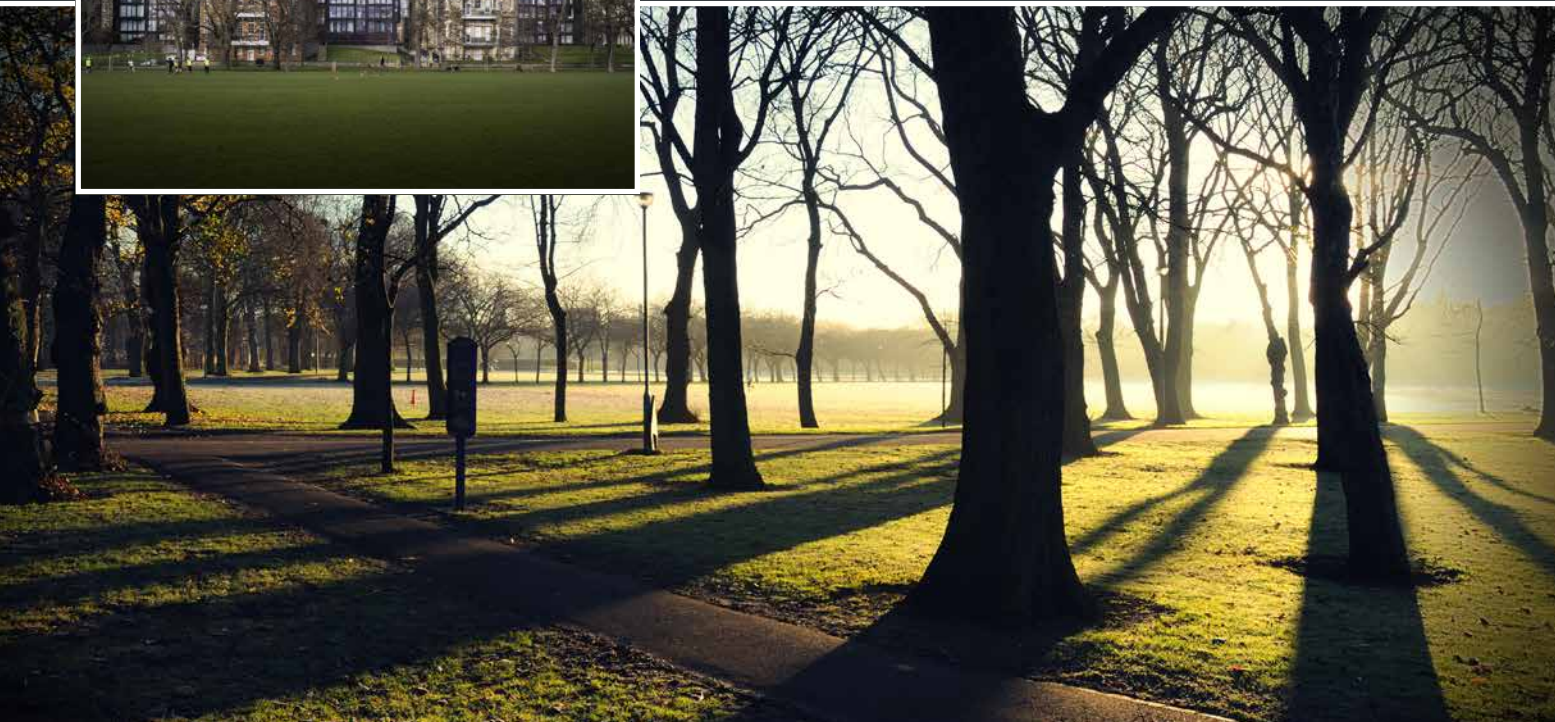




## THE LOCATION

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 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 PROPERTY

An excellent opportunity has arisen to acquire this highly desirable two-bedroom second-floor flat, making for an ideal city centre residence or buy to let investment.

Internally this accommodation is in excellent decorative order. It consists of an entrance hallway with plenty of storage. The bright and spacious lounge which is front-facing and bright. The open plan kitchen/diner benefits from an integrated gas hob, extractor hood, ovens, fridge/freezer and dishwasher.

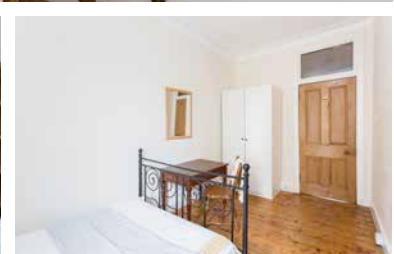
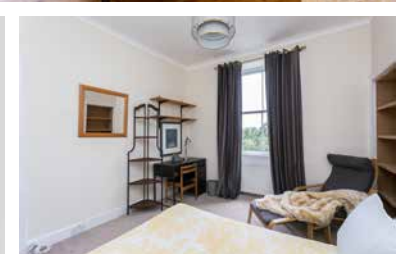
There are two spacious double bedrooms which benefit from various possibilities on furniture configurations with storage options. The three-



piece shower room 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. There is a bright, communal garden, accessed via the common stairway. On-street parking is by Resident Parking Permit or in pay and display bays.

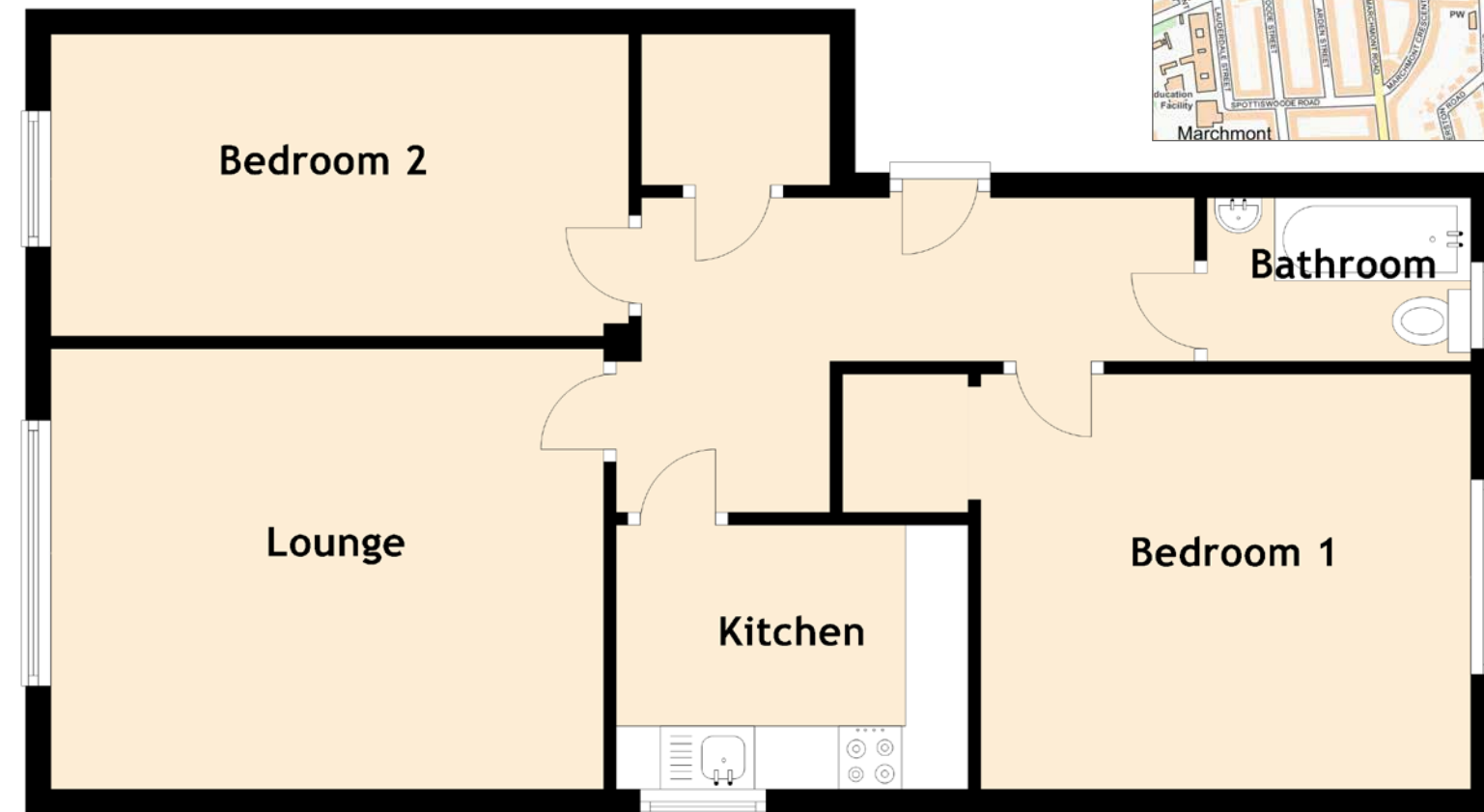




## 29(3F2) ROSENEATH TERRACE

Approximate Dimensions  
(Taken from the widest point)

Lounge	4.40m (14'5") x 3.50m (11'6")	Bathroom	2.10m (6'11") x 1.30m (4'3")
Kitchen	2.80m (9'2") x 2.10m (6'11")	Gross internal floor area (m <sup>2</sup> ): 61m <sup>2</sup> EPC Rating: D	
Bedroom 1	3.90m (12'10") x 3.30m (10'10")		
Bedroom 2	4.60m (15'1") x 2.40m (7'10")		



BUS LINKS



LOCAL AMENITIES



PLACES TO EAT



LEISURE FACILITIES





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