

1F3, 12 Roseneath Terrace

MARCHMONT, EDINBURGH, EH9 1JN



Beautiful, one bedroom, first floor tenement flat with dining kitchen on the edge of The Meadows



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McEwan Fraser is delighted to present this magnificent one-bedroom first-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. This is a lovely property on a quiet Marchmont side street and internal viewing is highly recommended.

THE LOUNGE

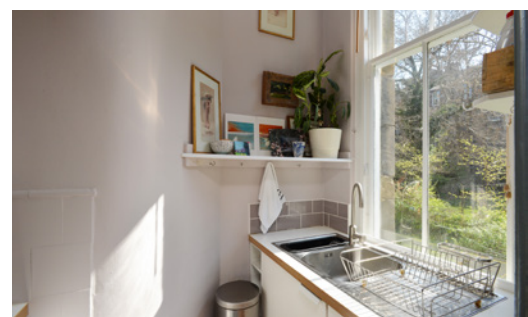


Arranged around a central hallway with integrated storage, the internal accommodation is focused towards a traditional bay fronted living room that boasts high ceilings, exposed flooring, high skirting boards and original coving. A period fireplace around a modern stove provides a natural focal point for the room and there is ample floor space for a purchaser to create their ideal entertaining space. A door to one end of the living room as well as a door from the hall gives access to a box room for additional storage.

THE KITCHEN/DINER



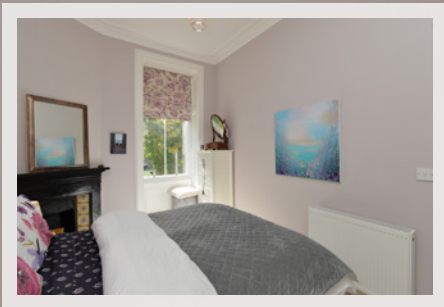
Dinner parties will be easy in the large dining kitchen which overlooks the communal rear garden. A range of base and wall mounted units are arranged around a free-standing cooker. The kitchen offers ample prep and storage space with a large larder and attached utility room. There is also plenty of space for a large dining table overlooking the garden and bench seating has been built into the window frame.





The bedroom, a generous double, also overlooks the rear garden. As with the living room, the bedroom has retained many original features including a period-correct fireplace. Internal accommodation is completed by a stylish modern bathroom that is partially tiled and enjoys a three-piece suite with shower over bath.

THE BEDROOM



THE BATHROOM

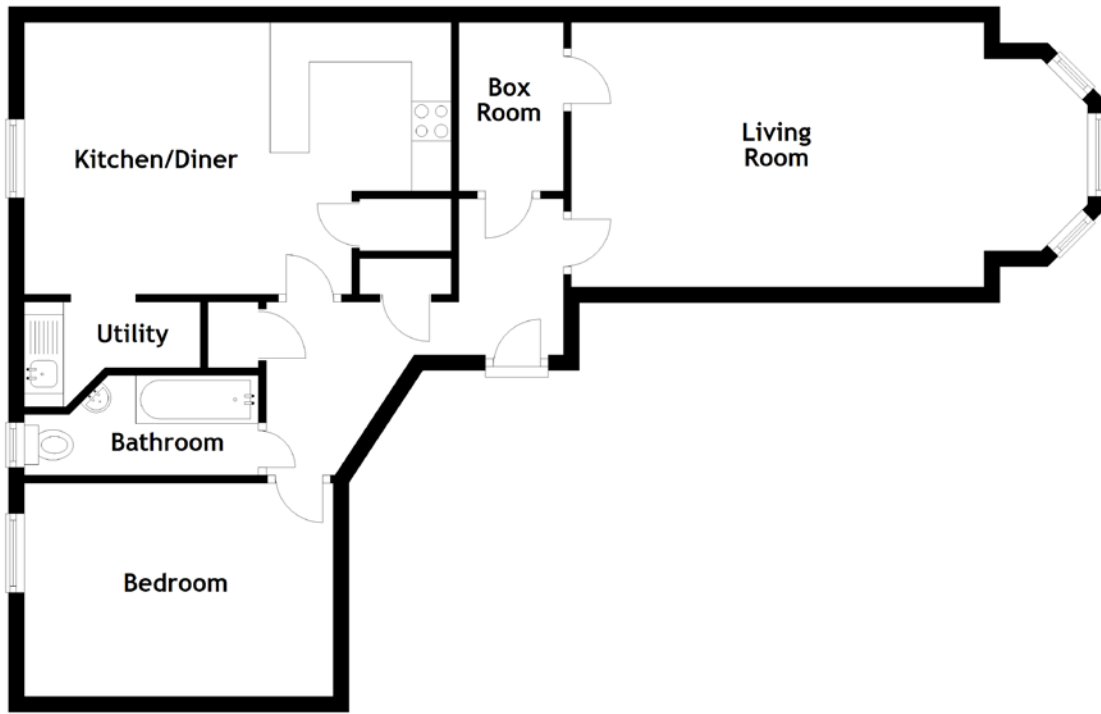


Externally, Roseneath Terrace is a quiet side street off Argyle Place, just one street back from The Meadows. There is ample permit parking in the area and you have a range of shops at hand for day to day necessities. The property also has access to a sunny communal garden which is well maintained by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

THE GARDEN



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Living Room	6.57m (21'7") x 3.36m (11')
Box Room	2.14m (7') x 1.33m (4'4")
Kitchen/Diner	5.43m (17'10") x 3.45m (11'4")

Utility	2.24m (7'4") x 1.33m (4'4")
Bedroom	3.93m (12'11") x 2.71m (8'11")
Bathroom	2.98m (9'9") max x 1.31m (4'4")

Gross internal floor area (m²): 78m²
EPC Rating: C

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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Part
Exchange
Available



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