


COULTERS<sup>©</sup>

# 1/4 ROSENEATH TERRACE

MARCHMONT, EDINBURGH, EH9 1JS

 2 BED  1 BATH  1 PUBLIC



## TAKE A LOOK INSIDE







This two-bed, second floor, apartment is situated in the thriving residential area of Marchmont. Located on the first floor of a Scots Baronial-style tenement, this well laid-out property benefits from period details and an abundance of natural light with an east-west-facing aspect. Now in need of modernisation, it will make a wonderful blank canvas for anyone looking to start their property journey with a fresh look or as an investment opportunity.



Inside, the accommodation comprises of; a welcoming hallway, sitting room with views to Arthur's Seat; kitchen/dining room; two double bedrooms; a bathroom and excellent storage including a very large storage cupboard that connects to both the hall and sitting room.



## KEY FEATURES

-  Traditional flat requiring modernisation
-  Two double bedrooms
-  Shared gardens to the rear
-  Permit parking available
-  Universities and excellent schools close by
-  The Meadows just a short walk away



Heating and hot water are provided by a gas central heating system and the windows are single glazed sash and case.

To the rear of the property is a shared garden with lawn, patio and picnic bench. On-Street parking is available by way of a residents parking permit.

## EXTRAS

The property is sold as seen with all blinds, light fittings, fitted flooring and white goods included in the sale price.



COULTERS<sup>©</sup>

## THE LOCAL AREA

Marchmont is a leafy residential area south of Edinburgh's City Centre. Moments from Bruntsfield Links and The Meadows, 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 newly refurbished 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 Margiotta and Sainsbury's Local, along with the renowned Victor Hugo Deli.

It is an ideal location for the University of Edinburgh and Edinburgh College of Art, both within walking distance. Highly regarded schooling includes James Gillespie's Primary and High School, with private school choices such as George Watson's College, all also within walking distance. While the City Centre is easily accessible on foot, regular bus services take less than twenty minutes.

## GET IN TOUCH



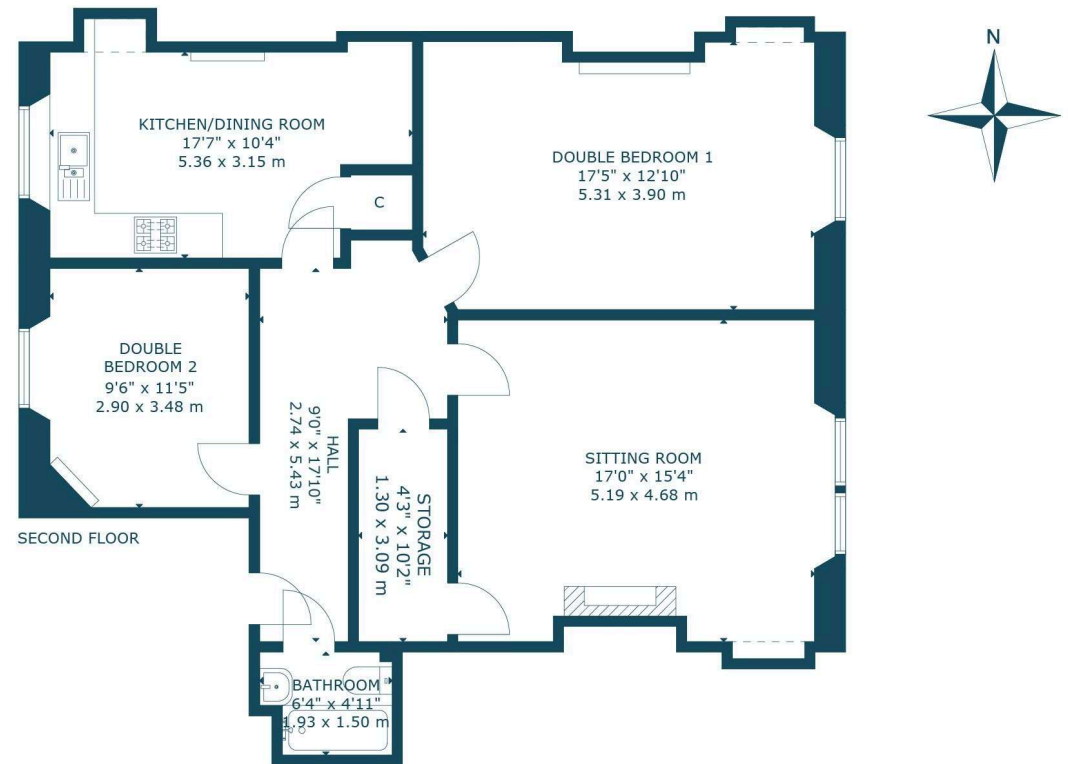
[www.coultersproperty.co.uk](http://www.coultersproperty.co.uk)



0131 603 7333



[enquiries@coultersproperty.co.uk](mailto:enquiries@coultersproperty.co.uk)



1/4 ROSENEATH TERRACE, MARCHMONT, EDINBURGH, EH9 1JS  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL AREA 1003 SQ FT / 93 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.  
Copyright © Nest Marketing [www.nest-marketing.co.uk](http://www.nest-marketing.co.uk)

## 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.