



28 3f2 Roseneath Place
Marchmont, Edinburgh, EH9 1JD

CALL US ON 0131 447 4747

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For price and viewing information please visit residential.gillespiemacandrew.co.uk or call 0131 447 4747

- Flexible accommodation.
- Shared secured entry.
- Reception hall with excellent storage.
- Large Boxroom.
- Bay windowed living room with fabulous views towards Edinburgh Castle.
- Kitchen with appliances.
- Three good sized bedrooms.
- Bathroom with shower over bath.
- Gas central heating (combi boiler installed March 2016).
- Gas combi boiler and gas hob checked annually with gas safety certificate valid until Jan 2023)
- Many original features.
- Communal garden to rear.
- Permit & metered parking.
- 3 person HMO Licence held since 2000. Current Licence expires Feb 2023 - ideal for 3 (or possibly more) tenants
- New law compliant smoke and heat detectors (tested annually)
- Tenanted over 26 years with high letting demand.
- EICR (Electrical Installation Condition Report) valid until Feb 2027).



GENERAL DESCRIPTION

Forming part of a traditional tenement building in the vibrant and much sought after Marchmont district of the city, this third floor flat boasts stunning views towards Edinburgh Castle. This property is situated close to an excellent range of local amenities and within walking distance of Edinburgh City Centre. Suitable for a range of buyers including professionals and students.

COUNCIL TAX BAND - E.
TRAIN STATION - APPROXIMATELY 1.5 MILES TO HAYMARKET TRAIN STATION.
AIRPORT - APPROXIMATELY 9.3 MILES TO EDINBURGH AIRPORT.
BUSES - WITHIN 100 METRES.

LOCATION

Marchmont is an extremely popular area to the south of the city. Offering a wide variety of local amenities to include independent specialist shops, coffee shops, bars & restaurants, along with larger supermarket offerings such as Sainsburys Local and a large Waitrose Supermarket in neighbouring Morningside. Just a short walk from The Meadows and Bruntsfield Links which benefit from a children's playground, tennis courts, bowling green and a pitch and putt course. Also within easy reach is Blackford Hill and Hermitage of Braid which have numerous walks available. For the sports enthusiast, Warrender Swim Centre which also has a gym is ideally located and there are several excellent golf courses within easy reach, including Merchants of Edinburgh and Craigmillar Park Golf Course. James Gillespie's Primary and High School are the catchment schools in the area, with private schools nearby including George Watson's College, Merchiston Castle School and George Heriot's School. The property is well positioned for easy access to both Edinburgh University and the Napier University campus. The city centre is easily accessible both on foot or by bus and the city bypass is nearby which connects into the motorway network North, South and West.

EXTRAS:
ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, COOKER HOOD, FREESTANDING FRIDGE/FREEZER AND AUTOMATIC WASHING MACHINE WITHIN THE UTILITY CUPBOARD. .

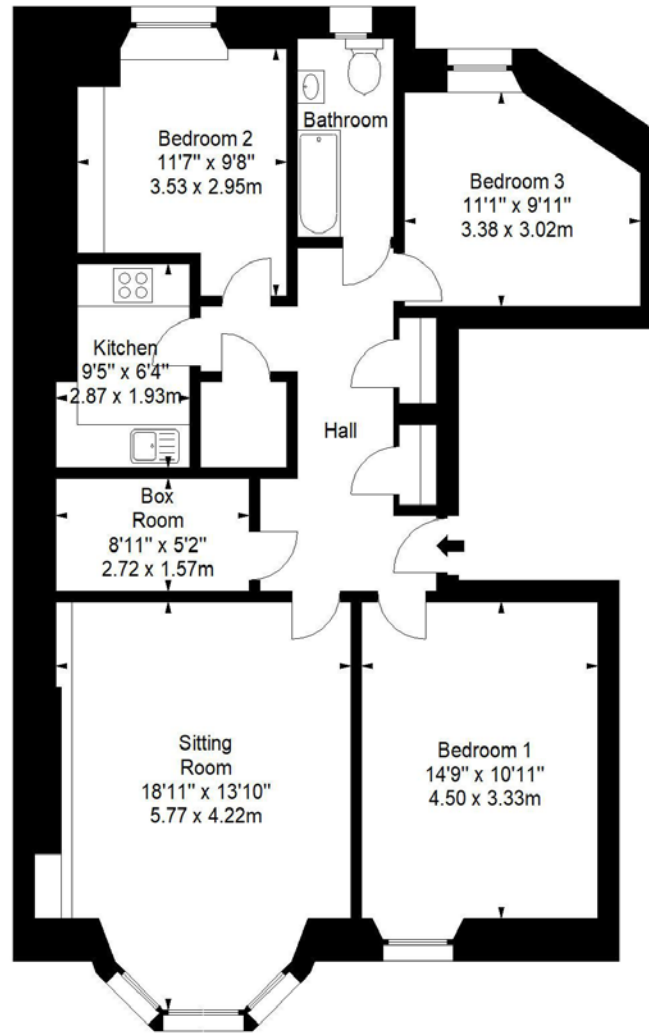


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ENERGY PERFORMANCE
CERTIFICATE RATING C

Approx. Gross Internal Area
934 Sq Ft - 86.77 Sq M
For identification only. Not to scale.
© SquareFoot 2022



Third Floor



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Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.