

**3F2, 13 Roseneath
Street,
Edinburgh, EH9 1JH
Offers Over £340,000**

- Hallway with three large storage cupboards
- Bay window lounge featuring ornate cornice, centre rose and decorative fireplace
- Kitchen/diner with a range of floor and wall mounted units, gas hob and electric oven, pantry cupboard and white goods included in sale
- Two large double bedrooms
- Bathroom with three-piece suite and electric shower over the bath
- Gas central heating and double glazing throughout
- Communal garden
- On-street parking



1



2



1



EPC C



Flat

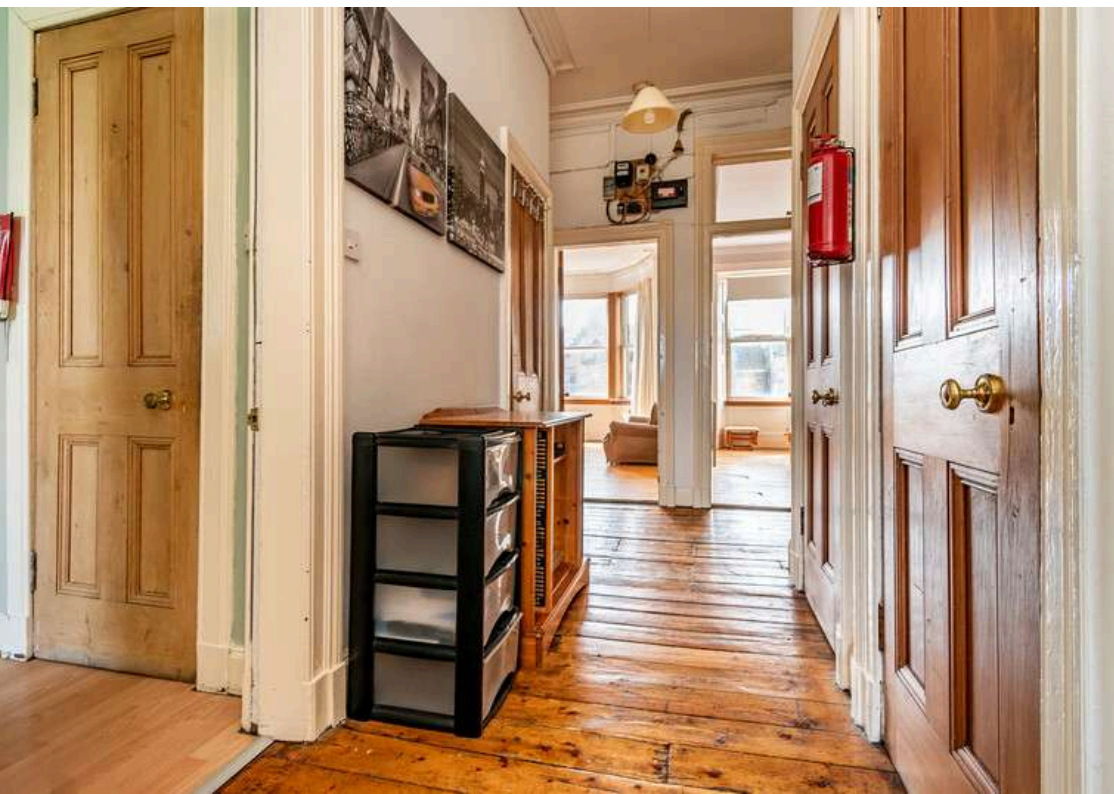
Blair Cadell are delighted to bring to market this well positioned two bed tenement flat in the heart of Marchmont. With superb local amenities, the property would be ideal for the young professional or buy to let investment and must be viewed.

The accomodation comprises of a large hallway with three large cupboards offering plenty of useful storage space. A large bay window lounge with lovely original features such as ornate cornice, centre rose and a decorative fireplace along with a useful box room off it which could easily be used as a home office or bedroom. There is a large kitchen/diner with a range of floor and wall mounted units, gas hob and electric oven, large pantry cupboard and white goods which are included in the sale. Two generous double bedrooms and a bathroom with a three-piece suite and electric shower over the bath. Gas central heating and double glazing throughout, communal garden and on-street parking. *No warranties given for systems or appliances*

Marchmont is conveniently placed just to the south of the city centre and close to both Edinburgh and Napier Universities. There is a frequent public transport service close by which gives swift access to the centre of town which is perfect for shopping and evening entertainment. Marchmont has a number of well established specialist shops with a lovely village feel to the area making it perfect for a Sunday stroll. Additional facilities in Newington, Tollcross and nearby Bruntsfield offer further shopping and eating options. Recreational facilities in the vicinity include the Meadows with a pitch and putt in the summer months, Bruntsfield Links, Warrender Baths, The Royal Commonwealth Pool plus a wide variety of other cafes, bars and restaurants, all of which are within walking distance of the property.

Viewing by appointment on 0131 337 1800

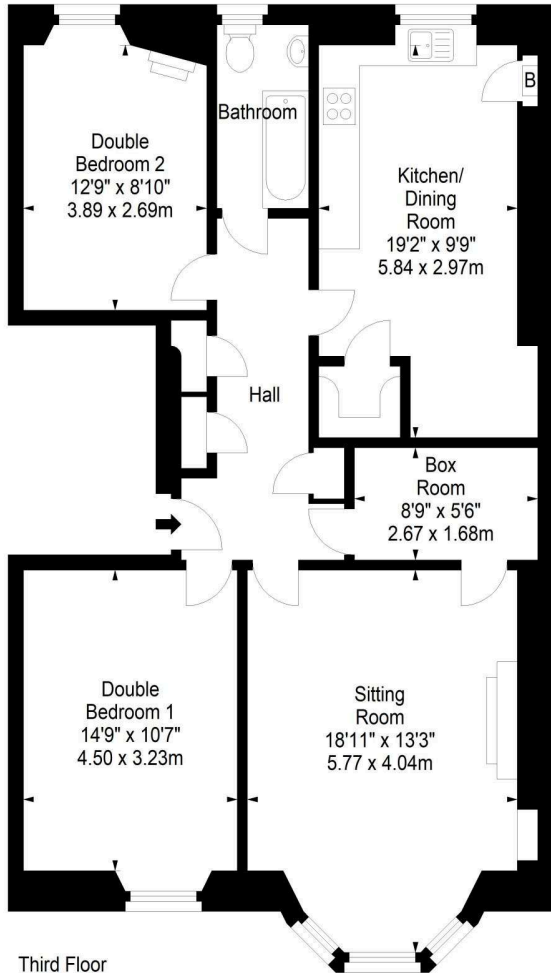




Roseneath Street,
Edinburgh,
Midlothian, EH9 1JH



Approx. Gross Internal Area
957 Sq Ft - 88.91 Sq M
For identification only. Not to scale.
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