



# 13/8 ROSENEATH STREET

MARCHMONT, EDINBURGH, EH9 1JH



1 PUBLIC



2 BED



1 BATH

0131 622 2626 | [property@vmh.co.uk](mailto:property@vmh.co.uk)



VMH SOLICITORS



# 13/8

## ROSENEATH STREET

Located in sought-after Marchmont near The Meadows, this traditional top-floor apartment is a bright and spacious residence with an enviable view of the capital, set in easy walking distance of the city centre. The two-bedroom plus box room property combines stylish interiors with period features and modern finishings, including a chic dining kitchen and an elegant bathroom. With its elevated position, the beautiful home enjoys iconic views of Edinburgh Castle and Arthur's Seat.

### Features

- A stylish fourth/top-floor tenement apartment
- Bright, south-facing aspect flooded with natural light
- Attractive interior design
- Central hall with three generous storage cupboards
- Living room with bay window and Edinburgh press
- Large, modern dining kitchen overlooking garden
- Two bright and airy double bedrooms
- Versatile box room for creative use
- Elegant bathroom with rainfall shower
- Gas central heating and double glazing
- Recently upgraded radiators and plumbing
- Cosy gas fire with slate hearth
- Well-tended communal garden
- Residents permit parking (Zone 8)
- Within the catchment for James Gillespie's School



“...This traditional top-floor apartment is a bright and spacious residence with an enviable view of the capital...”



EPC Rating - D

Home Report Value - £415,000

For up to date price & viewing information contact VMH Property or visit us online.

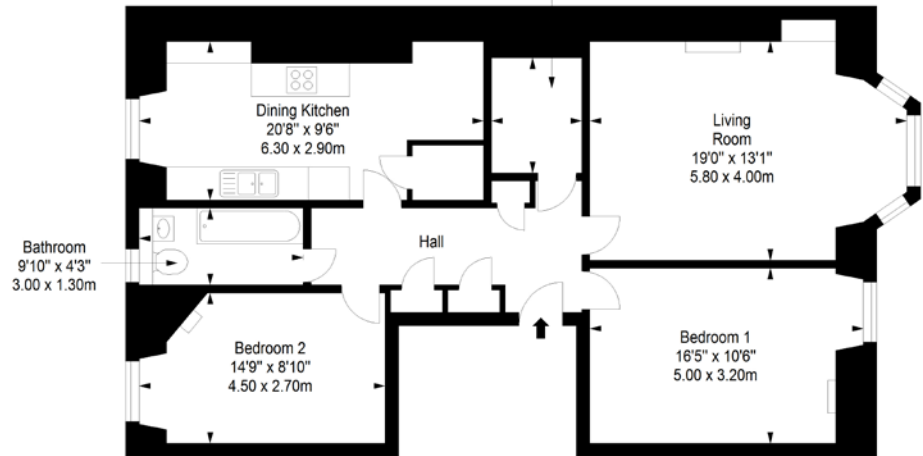


Extras: all fitted floor and window coverings, light fittings, an integrated oven and electric hob to be included in the sale.

Fourth Floor  
Approx. 84.8 sq. metres (912.8 sq. feet)



Box Room  
6'11" x 5'6"  
2.10 x 1.67m



Total area: approx. 84.8 sq. metres (912.8 sq. feet)



VMH SOLICITORS

[WWW.VMH.CO.UK](http://WWW.VMH.CO.UK)

Registered Office: 8 Sibbald Walk, Edinburgh, EH8 8FT

T: 0131 622 2626 F: 0131 622 26267 E: [property@vmh.co.uk](mailto:property@vmh.co.uk)

DX: 552210, Edinburgh 68



CHARTERED FIRM

The dimensions provided are for illustration purposes only; detailed measurements should be taken personally. No documentation will be exhibited in respect of the compliance or otherwise of replacement windows. Although every attempt has been taken to ensure accuracy, the details within the brochure are not guaranteed or warranted and will not form part of any future contract to buy.