



Offers Over
£250,000

12 (1F2) Roseneath Terrace

Marchmont | Edinburgh | EH9 1JN

A fantastic opportunity has arisen to purchase this attractive first floor flat forming part of a traditional tenement in the heart of Marchmont, just a short stroll from the delightful open space of The Meadows. The property is now in need of some modernisation and offers great potential for first-time buyers, professionals or investors to put their own stamp on it.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Permit/Meter Parking
-  Communal Rear Garden
-  EPC Rating – C
-  Council Tax Band - C



Description

The accommodation in brief comprises; secure entry system, welcoming hallway, light and airy reception room with dining recess, small kitchenette off it, two spacious double bedrooms, good sized box room making the ideal office space and partially tiled bathroom with three-piece suite and electric shower over bath. There is scope to change the layout of the property, subject to the necessary planning permission.



Extras

All the fitted floor coverings and shutters will be included in the sale together with the cooker and fridge.

Gardens & Parking

There is a well maintained communal garden to the rear and ample permit/meter parking to the front and surrounding area.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

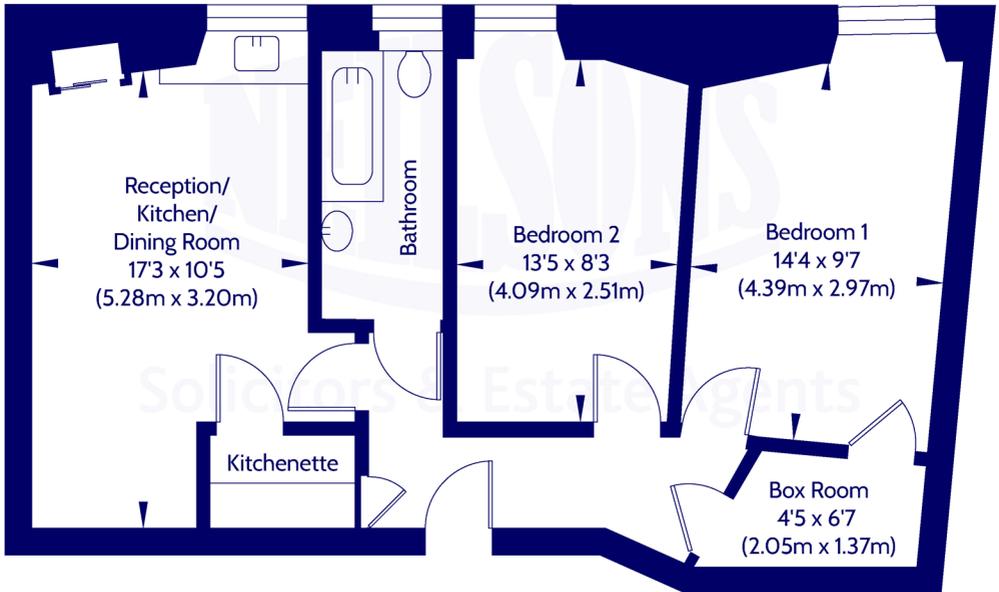
Roseneath Terrace forms part of the desirable Marchmont district of the city, lying to the south of the city centre and within easy reach of neighbouring Morningside, Bruntsfield and Newington. Excellent local amenities are on hand including a variety of specialised shops, cafes, bistros, bars and restaurants. The property is also in close proximity to the University of Edinburgh. For leisure and recreational facilities, the property is within walking distance of the delightful open spaces and sports facilities available on The Meadows and Bruntsfield Links with several golf courses on the south side of the city. Cinemas and theaters are also nearby together with Warrender Swim Centre with pool, gym and sauna. Regular bus services are available in the area and lead to the city centre and beyond.

First Floor

Approx. Internal Area 57.19 Sq M / 616 Sq Ft.

Not to scale. For identification only.

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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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