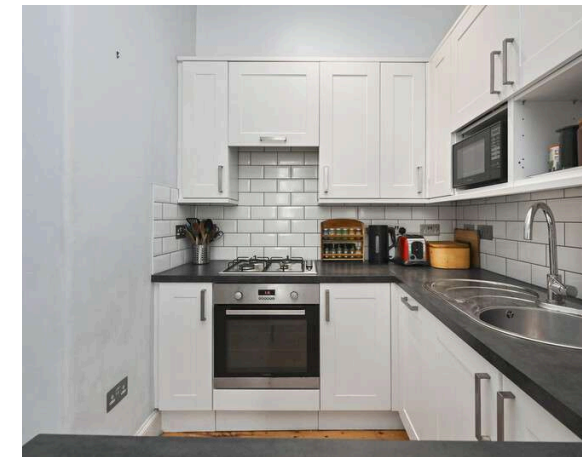




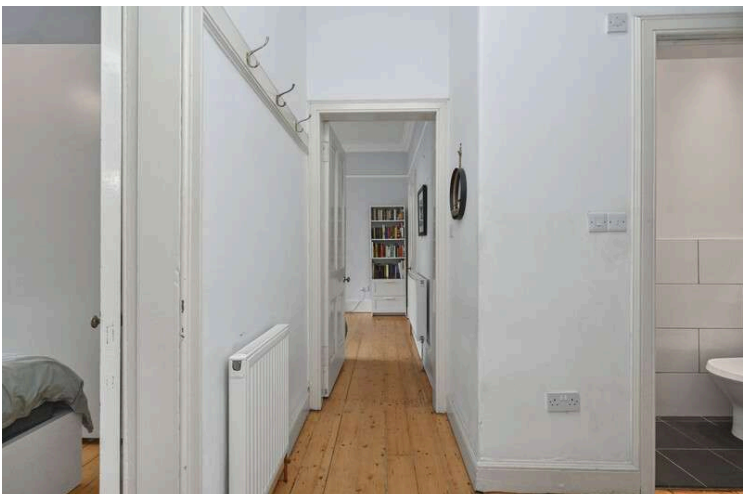
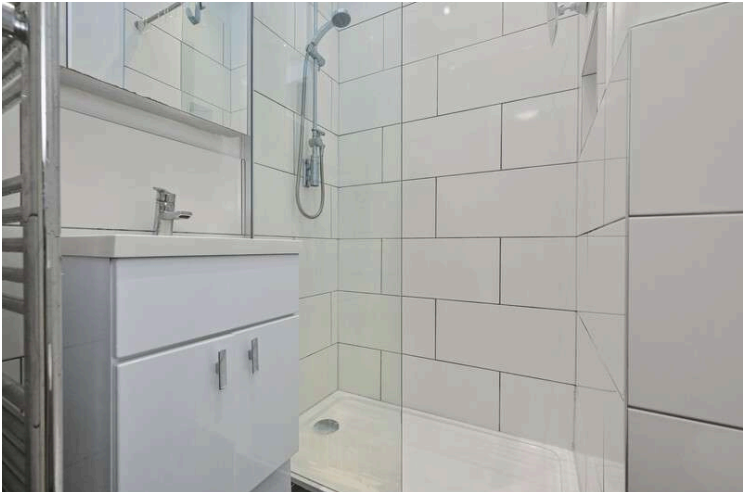
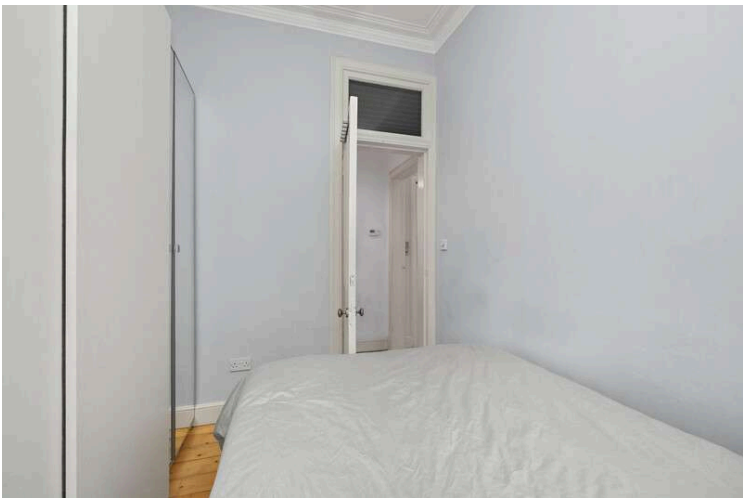
20/3 Roseneath Place, Edinburgh, EH9 1LD

www.mcdougallmcqueen.co.uk



Welcome to Roseneath Place. This charming one bedroom first floor flat forms part of a traditional tenement with a secure entry system along with communal gardens to the rear. The property is ideally located in the vibrant and much sought after Marchmont district of Edinburgh, perfectly positioned for easy access to a wide range of local amenities and within walking distance to the beautiful Meadows and Edinburgh City Centre. Presented to the market in good order throughout, we would recommend an early viewing.

- Reception hallway.
- Front facing living room with twin windows, open shelved press and box room off.
- Dining kitchen equipped with a range of wall and base units along with integrated appliances and a useful pantry cupboard.
- Front facing double bedroom.
- Bathroom comprising WC, wash hand basin and shower cubicle.
- Gas central heating.
- Double glazing.
- Communal gardens to the rear.
- Permit and metered parking available.



Location

Marchmont is an extremely popular area to the south of the city. It offers a wide variety of local amenities to include independent specialist shops, coffee shops, bars & restaurants, along with larger supermarket offerings such as Sainsbury's Local and a large Waitrose Supermarket in neighbouring Morningside. The property is 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.

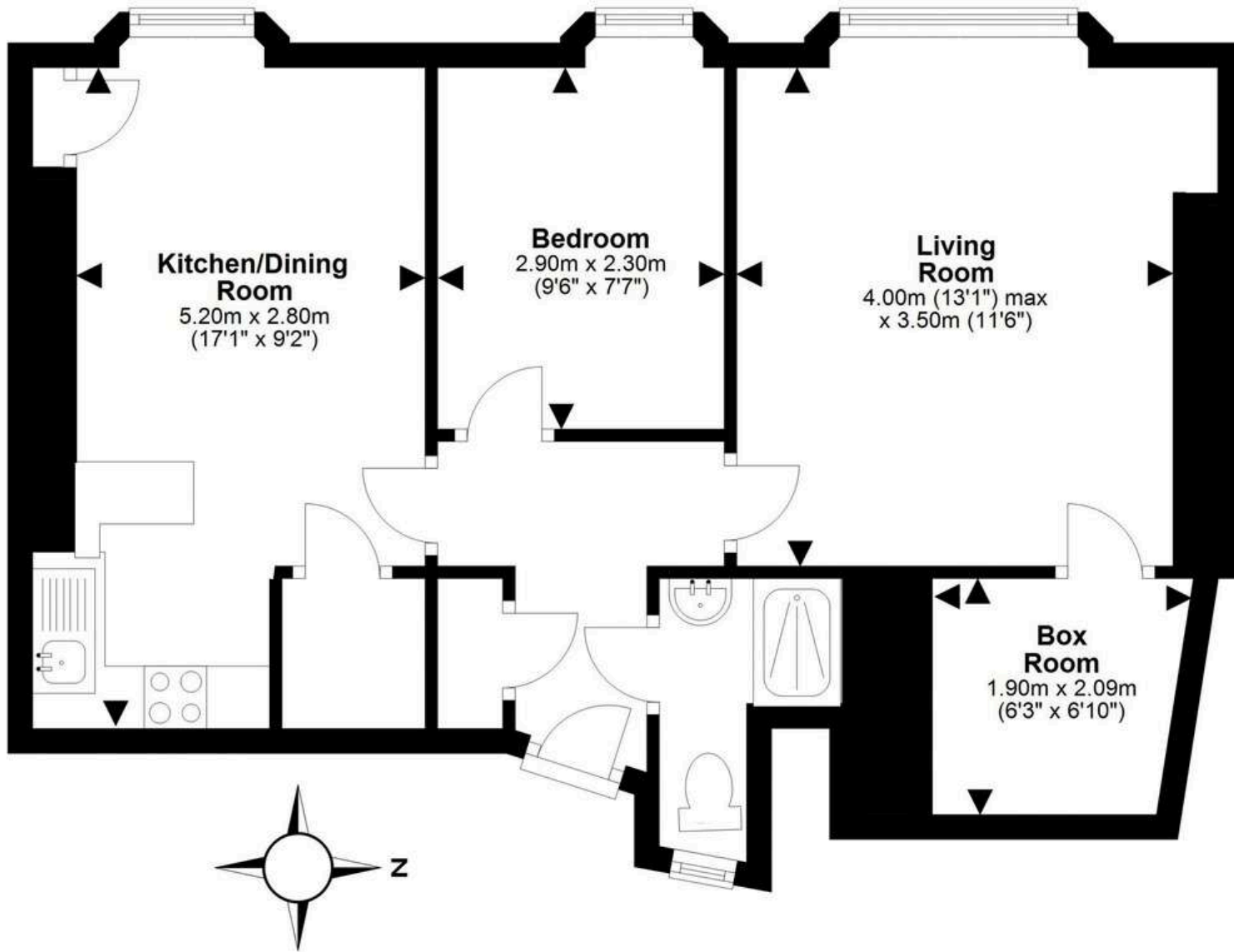
Extras

The integrated kitchen appliances, curtains and blinds are included.

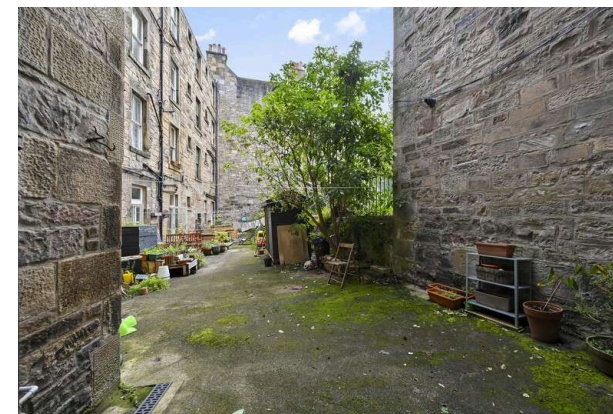
Price & Viewing

For price and viewing information or further details on this property please contact agent.

EPC Band - C



For details of the total internal floor area, please refer to the Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.



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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

