







Top floor one bedroom flat

Recently redecorated throughout

16/15 Roseneath Place

Marchmont, Edinburgh, EH9 1JB

Scan Here!

1 BED

1 BATH

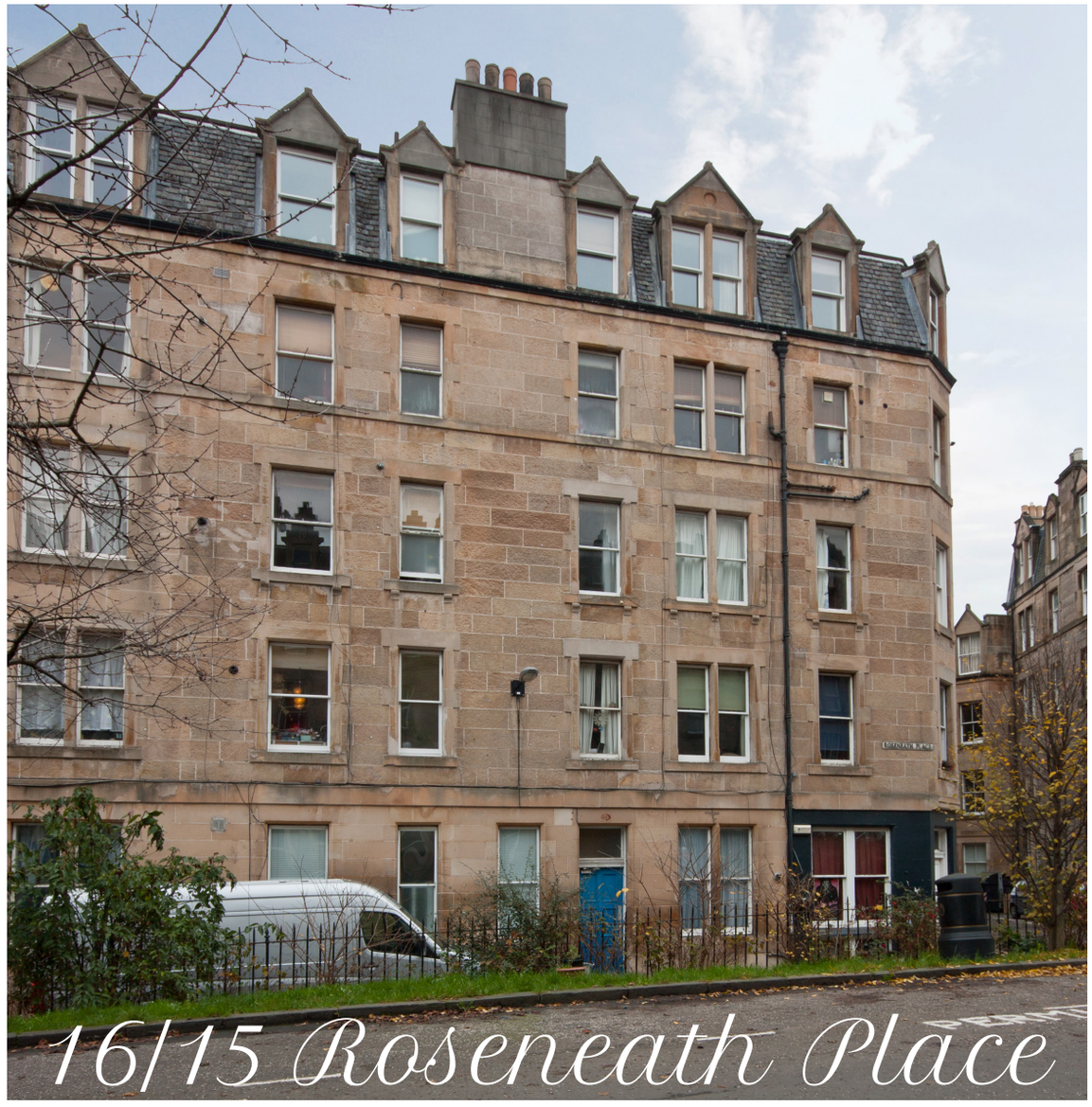
PERIOD FEATURES

ENERGY E EPC RATING

McEwan Fraser Legal
Solicitors & Estate Agents

Viewing - By appointment telephone selling agent
0131 524 9797
Mon to Fri: 8am - Midnight
Sat to Sun: 9am - 10pm

Part Exchange Available



16/15 Roseneath Place

Marchmont is an extremely popular location which is situated approximately a mile South of Edinburgh's city centre.

It offers a wide variety of local amenities - convenience and speciality shops and services including hairdressers, doctors, dentists, and chemists. Also pubs, trendy cafes, fast food outlets, independent wine merchants and popular restaurants whose reputation extends beyond the area. The local fishmonger is a legend in the city!

Because of these facilities and location, Marchmont is a very sought after area for young professionals, students and families - there are excellent state primary and secondary schools in the area, as well as private schools.

The property is a short walk from the Meadows and Bruntsfield Links where you will find children's playgrounds, tennis courts, a short hole golf course and cricket pitches.

Excellent walks can be found on the nearby Blackford Hill, the Hermitage of Braid and Holyrood Park. The Warrender Swim Centre is a short walk away and the Meadows are perfect for jogging and other leisure activities.

There are three regular bus services running through Marchmont going to the city, Morningside shopping area and the Royal Infirmary. The City Bypass is nearby, and this connects to the motorway network for easy exit from the city in all directions.







An excellent opportunity to acquire this spacious top floor flat has arisen in Marchmont, a much sought after area. With a wealth of period detailing has been retained, most noticeably cornice work, fireplace and high ceilings. This one bedroom property would make an excellent purchase for a variety of buyers, including a sound buy-to-let investment, first time buyers and those looking for a bolthole close by to the University.







Inside the property

On entering the property from the well-kept communal stairwell with secure entry system, you walk into the hallway, which provides access to the majority of rooms. Recently redecorated throughout, the character of the flat continues into the spacious lounge with double windows facing West, the lounge boasts lots of natural light and with neighbouring study or dining room off again with Westerly outlook.

The fitted kitchen could benefit from modernisation, however it does offer everything required with worktops, wall units and separate gas oven, hob and under counter fridge. There is also plenty of space for a dining table to enjoy informal dining with friends and family. The kitchen also boasts views towards the Meadows and offers plenty of space for living and entertaining too. With a utility room off the main kitchen, that hosts the combi-boiler, washing machine and separate sink area with additional daylight from a copula. The bedroom rubs shoulders with the lounge and shares the same Westerly outlook and is ample in size. The three piece bathroom with electric shower completes this attractive accommodation.

Viewing is highly recommended.

"...spacious lounge with double windows facing West..."











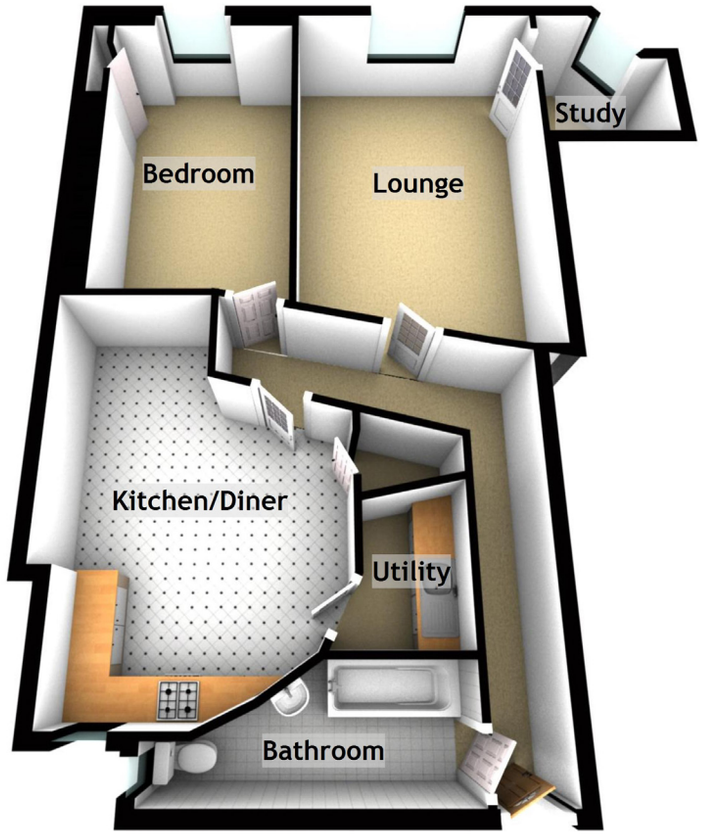




Bedroom, Bathroom and Study





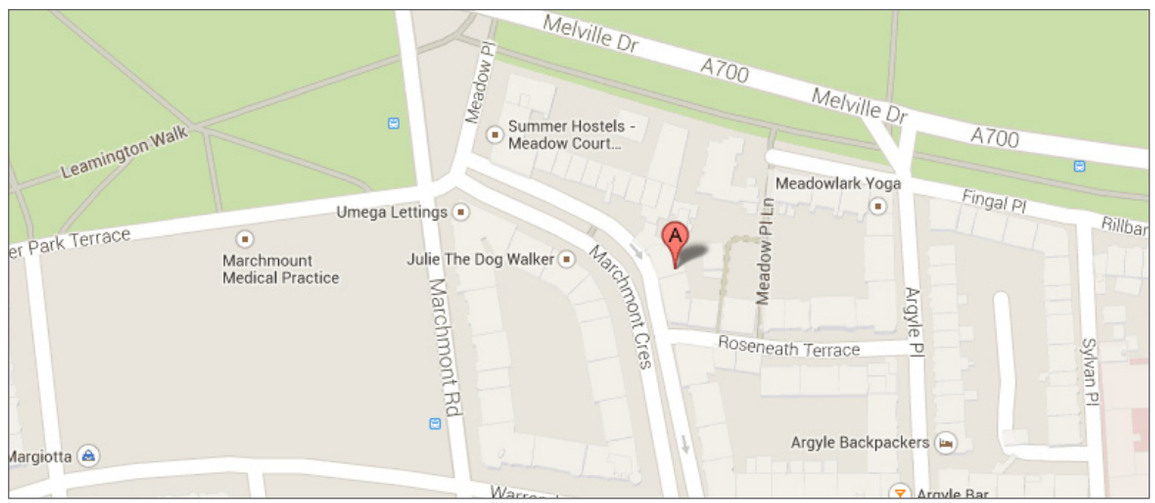


Approximate Dimensions
(Taken from the widest point)

Lounge	3.56m (11'8") x 2.00m (6'7")
Kitchen/Diner	5.35m (17'7") x 3.34m (10'11")
Utility	1.99m (6'6") x 1.68m (5'6")
Bedroom	4.74m (15'7") x 3.05m (10')
Study	2.16m (7'1") x 1.90m (6'3")
Bathroom	2.98m (9'9") x 1.37m (4'6")

Extras
(Included in the sale)

All fitted carpets, curtains and fixtures including the kitchen & utility room white goods. Furniture by negotiation.



© Crown Copyright License No. 100047474









McEwan Fraser Legal

Solicitors & Estate Agents

Claremont House, 130 East Claremont Street
Edinburgh, EH7 4LB
Telephone: 0131 524 9797
Fax: 0131 556 5129
Email: info@mcewanfraserlegal.co.uk
www.mcewanfraserlegal.co.uk

OVERALL WINNER ESTATE AGENCY of the YEAR 2013 — THE SUNDAY TIMES / THE TIMES

GOLD SCOTLAND ESTATE AGENCY of the YEAR 2013 — THE SUNDAY TIMES / THE TIMES

GOLD INNOVATION ESTATE AGENCY of the YEAR 2013 — THE SUNDAY TIMES / THE TIMES

GOLD SCOTLAND ESTATE AGENCY of the YEAR 2012 — THE SUNDAY TIMES / THE TIMES

Part Exchange

If you are interested in this property and have a property to sell, please call 0131 524 9797 or complete our online form to receive a Part Exchange value on your own property.

The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing.

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of an offer and all statements contained herein are believed to be correct but are not guaranteed and any intended purchaser must satisfy themselves as to their accuracy. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. They have been chosen to indicate the general size and shape of each room. Any detailed measurements ought to be taken personally.



Text and description
DEREK WEBSTER
Surveyor



Professional photography
PHILIP STEWART
Photographer



Layout graphics and design
REBECCA DALE
Senior Designer