

16/6 (1F3) ROSENEATH PLACE

MARCHMONT, EDINBURGH, EH9 1JB

D.J.ALEXANDER
Sales & Lettings

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797 SQ FT Permit Parking

PROPERTY OVERVIEW

- *Prime Marchmont location*
- *Traditional tenement building*
- *Spacious first-floor flat*
- *Open-plan sitting room & modern fitted kitchen*
- *Three well-proportioned bedrooms*
- *Ensuite & bathroom*
- *Communal rear garden & gas central heating*
- *HMO compliant for three occupants, licence valid until February 2027*







Situated within a traditional tenement building in the popular Marchmont area of Edinburgh, this well-proportioned three bedroom first-floor flat offers versatile accommodation, ideally suited to families, professionals and investors.

The property is accessed via a welcoming hallway leading to a bright open-plan sitting room and kitchen. The kitchen is fitted with modern units, a coordinating splashback and integrated appliances, creating a practical and contemporary space for everyday living. There are three bedrooms, including a principal bedroom benefiting from an en-suite bathroom with shower over the bath. The second bedroom is complemented by a separate study area, providing an ideal space for home working or studying, while the third bedroom offers further flexibility. A family bathroom completes the accommodation.

Further benefits include gas central heating, access to a communal rear garden and on-street permit parking (Zone 8). The property is HMO compliant for three occupants, with the current licence valid until February 2027.

LOCATION

Roseneath Place is situated in the highly regarded residential district of Marchmont, south of Edinburgh city centre. The area offers an excellent range of local amenities, including independent cafés, restaurants, traditional pubs, convenience stores and supermarkets, with further shopping and leisure facilities available in neighbouring Bruntsfield, Newington and Morningside. The city centre also provides an extensive choice of retail outlets, cultural attractions and entertainment venues. The area is particularly well suited to outdoor recreation, with the expansive green spaces of The Meadows and Bruntsfield Links nearby, offering opportunities for walking, jogging, cycling, picnics and outdoor sports, including tennis. Additional leisure facilities include the Royal Commonwealth Pool, which provides swimming, gym facilities and fitness classes. There is a good choice of educational establishments in the surrounding area, including James Gillespie's Primary School and James Gillespie's High School, alongside other primary and secondary schools and independent schooling options. The University of Edinburgh and Edinburgh College of Art are also readily accessible. Roseneath Place benefits from regular Lothian Buses services connecting Marchmont with Edinburgh city centre and other parts of the city. Edinburgh Waverley and Haymarket railway stations provide rail connections to destinations across Scotland and the wider UK, while Edinburgh Trams offer additional connections towards the airport and western suburbs. The City Bypass is also accessible by car, providing convenient links to the motorway network and beyond.

Extras

All window furnishings (curtains, curtain poles, blinds etc), floor coverings, light fixtures and appliances (both integrated and free standing) are included in the sale. No warranties or guarantees will be provided.















Stephen Lawson
Senior Residential Property Consultant

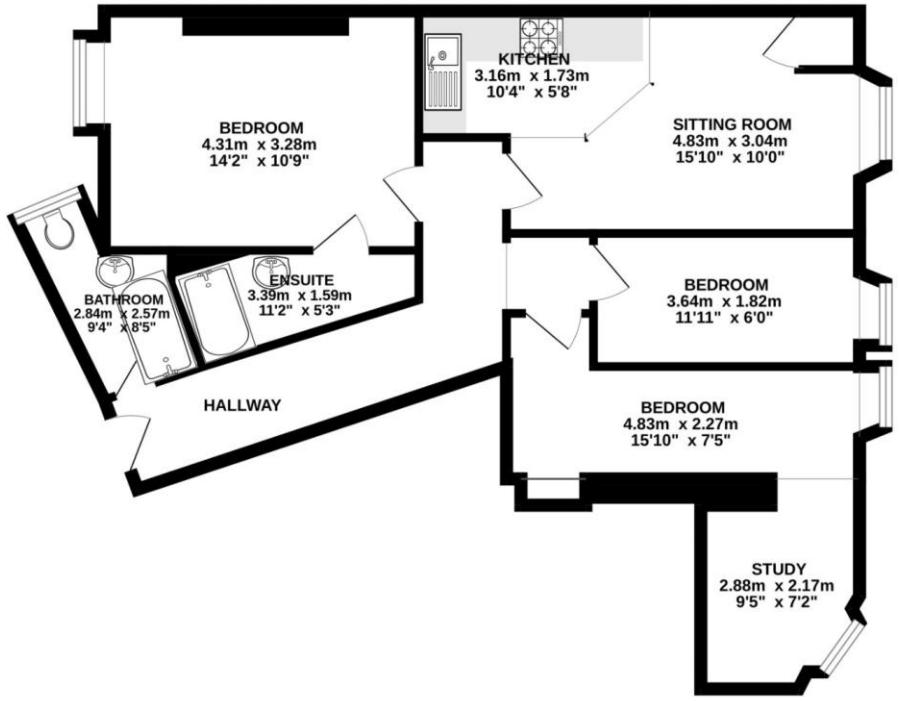
Viewings

By appointment with DJ Alexander, 1 Wemyss Place, Edinburgh, EH3 6XD
0131 652 7313
propertysales@djalexander.co.uk

This property, and other properties offered by D.J. Alexander can be viewed at their website www.djalexander.co.uk, as well as at affiliated websites www.rightmove.co.uk, www.zoopla.co.uk, www.onthemarket.com

Important Notice:
1: These particulars do not form part of an offer or a contract of sale.
2: All statements contained herein are believed to be correct but are not guaranteed and interested purchasers must satisfy themselves as to their accuracy.
3: Any interested party should request their solicitor to note an interest with the Selling Agents. In the event of a closing date being set the seller(s) shall not be bound to accept the highest or any offer. 4: Measurements and distances are approximate and intended only as a guide. All plans are not warranted or to scale. 5: All services and appliances have not been tested for efficiency or safety and no warranty is given

1ST FLOOR
74.0 sq.m. (797 sq.ft.) approx.



16 ROSENEATH PLACE

TOTAL FLOOR AREA : 74.0 sq.m. (797 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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