

COULTERS<sup>©</sup>

# FLAT 4 (2F2), 6 ROSENEATH TERRACE

MARCHMONT, EDINBURGH, EH9 1JN

 1 BED  1 BATH  1 PUBLIC



## TAKE A LOOK INSIDE

2F2 6 Roseneath Terrace provides a fantastic opportunity to modernise and renovate this second floor property in this charming tenement within the popular residential area of Marchmont. The property has huge potential and lovely period features such as original cornicing along with views to the front over to Arthur's Seat.

## KEY FEATURES



Second floor tenement flat with huge potential.



Large double bedroom plus boxroom.



Located on the edge of The Meadows.



On street permit parking.



Within a short walk of Edinburgh City Centre.



Excellent local amenities nearby.





The building is entered via a secure door entry system and staircase to the second floor, the property comprises a spacious hallway, a large living room with bay window to make the most of the views, a generously sized double bedroom and bright kitchen with dining space to the rear and traditional bathroom.

The property also hosts a boxroom which would offer the possibility of conversion to an open plan kitchen living room allowing the current kitchen to be a principal bedroom suite subject to the necessary planning and building consents.



## THE LOCAL AREA

Marchmont is a sought-after area a mile south of Edinburgh's city centre. There are a wide variety of amenities near to the area including a Sainsbury's Local and a Scotmid within walking distance. There are also independent specialist shops including greengrocers, wine merchants and delicatessens. For recreational opportunities, there are green spaces on its doorstep with tennis courts, a bowling green, children's play areas and a pitch and putt.

Highly regarded schooling is available across the private and state sectors including James Gillespie's' Primary and High School and George Watsons College. Whilst access to the city centre and Haymarket Railway Station is a leisurely walk away, regular bus services operate and take less than 20 minutes.

## GET IN TOUCH



[www.coultersproperty.co.uk](http://www.coultersproperty.co.uk)



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Midlothian, EH9 1JN



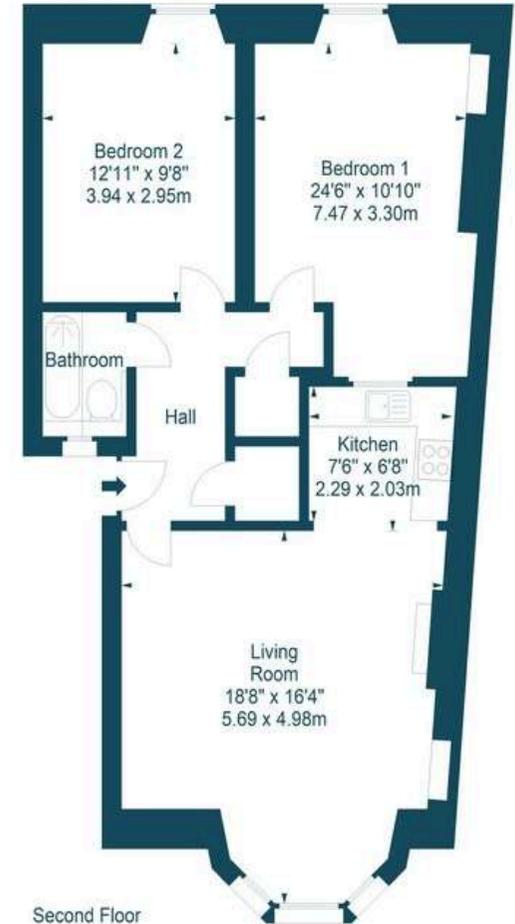
Approx. Gross Internal Area  
784 Sq Ft - 72.83 Sq M  
For identification only. Not to scale.  
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Proposed  
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## LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.