



FOR SALE



I 2F3 ROSENEATH TERRACE

EDINBURGH, EH9 1JS

This is a bright and spacious second-floor flat, providing flexible accommodation within a traditional Edinburgh tenement.

All price and viewing details are available on our website www.acepm.co.uk



0131 229 4400
www.acepm.co.uk



DESCRIPTION

This is a bright and spacious second-floor flat, providing flexible accommodation within a traditional Edinburgh tenement. The flat is nicely situated in one of Edinburgh's most sought-after locations and within walking distance of the green spaces of the Meadows and Bruntsfield Links. The flat has an HMO Certificate for 3 bedrooms and provides a great investment opportunity.

The property is accessed through a secure mutual stairwell with entry phone system and currently comprises: Entrance hall with cupboard and walk-in store; spacious living-room with feature fireplace; kitchen/diningroom with wall and base mounted units, adequate worktop surfaces and modern sink unit; 2 double bedrooms to the front; double bedroom to the rear with wash-hand basin; and bathroom with three-piece suite.

Features include, many original features, secure entry phone system,- gas central heating and common green to the rear.

On street parking is available.





AREA

Set within the heart of Marchmont, it is within comfortable walking distance of the City Centre. Together with neighbouring Bruntsfield and Morningside the area has a range of specialist shops, banking and postal services, bars and restaurants. The wide range of leisure facilities in the area include theatres, cinemas, golf courses, Warrender Swim Centre and the open spaces of the Meadows and Bruntsfield Links. Located in the catchment area for Sciennes Primary School and both James Gillespie's Primary and Secondary Schools, private schools in the area include George Watson's and George Heriot's.

The City's business and commerce centres at Lothian Road and Fountainbridge as well as Napier University on Colinton Road, Edinburgh College of Art and Edinburgh University are all within walking distance.

For the commuter, regular bus services from Marchmont take you to the City Centre and surrounding areas. For those traveling further afield, the City Bypass is within easy driving distance and provides access to the main motorway networks, Edinburgh Airport and the Forth Bridges, whilst Waverley and Haymarket railway stations are also nearby.

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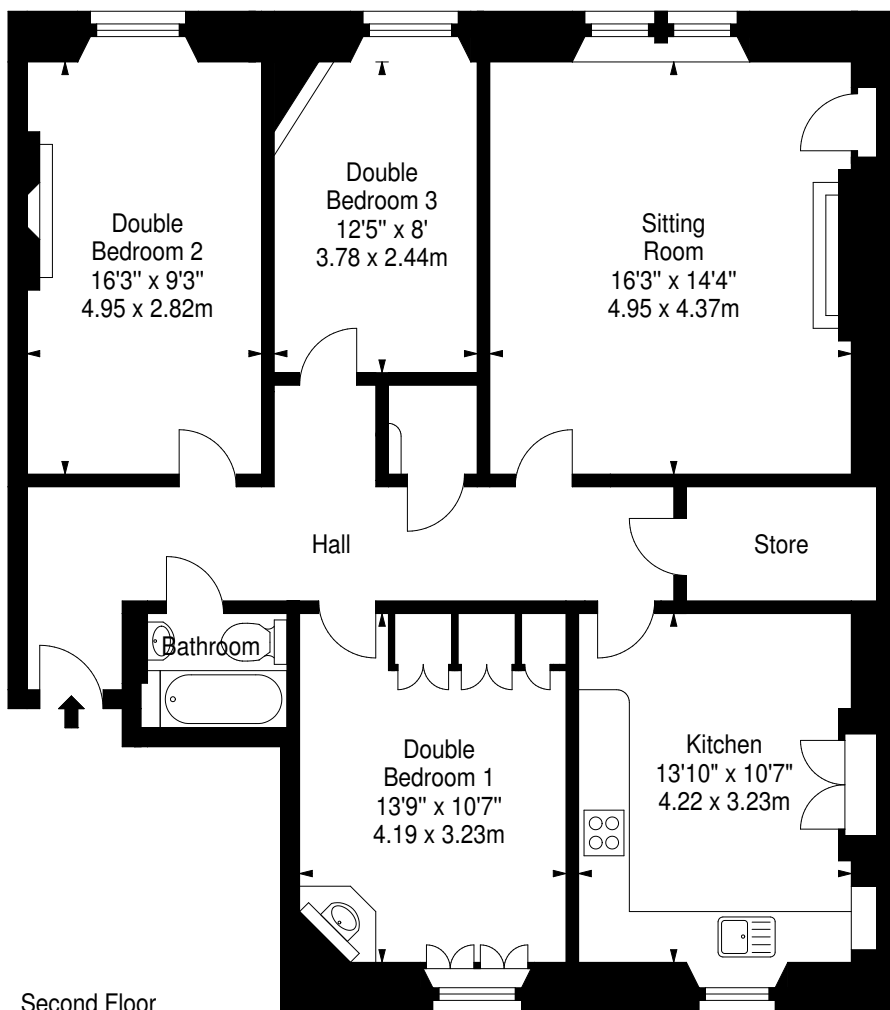




**Roseneath Terrace,
Edinburgh,
Midlothian, EH9 1JS**



Approx. Gross Internal Area
1098 Sq Ft - 102.00 Sq M
For identification only. Not to scale.
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DISCLAIMER

While our sales particulars are believed to be accurate and reliable, no guarantee is given as to their correctness or accuracy, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order. All measurements are taken using a sonic measuring tape and are therefore approximate sizes only.

**For more information and to arrange a viewing
call 0131 229 4400 or email sales@acepm.co.uk**

