



2 BED



2 BATH



EPC

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1 (2F1) ROSENEATH PLACE

Marchmont, Edinburgh, EH9 1JB

DAVIDSON'S



Presented in true move-in condition, this attractive second-floor flat enjoys a blank canvas of décor and plush carpeting. It forms part of a traditional tenement, blending period charm with modern expectations to create a fantastic city home. This flat further benefits from a Shaker-inspired kitchen and two washrooms. Furthermore, it has a highly sought-after location in the Marchmont conservation area, set beside The Meadows within easy reach of the city centre's world-class amenities.

A secure telephone-entry system grants access to the flat, with the front door opening into a central hall that provides two built-in cupboards. Immediately, the immaculate standards of the home are established, thanks to the crisp white décor and on-trend carpeting. These desirable features continue into the living and dining room, enhancing an airy ambience and providing buyers with a clean slate. This reception area is spacious and bathed in natural light from two southerly-facing sash windows. It also has a shelved recess for books and display items; plus, it is framed by a feature fireplace, which forms a lovely backdrop for the arrangement of furniture. The Shaker-inspired kitchen is next door, sporting modern cabinets and wood-toned worktops, the fashionable look completed by white splashback tiles. It comes with an integrated oven and gas hob, a freestanding fridge/freezer, and a washing machine.

Please note: Some of the images have been virtually staged on the actual photographs of the rooms.



PROPERTY FEATURES

- A second-floor flat in walk-in condition
- Part of a traditional tenement building
- In the Marchmont conservation area
- Crisp neutral interiors throughout
- Secure telephone-entry system
- Inviting hall with two storage cupboards
- Southerly-facing living and dining room
- On-trend modern kitchen
- Two spacious double bedrooms
- Quality 2pc en-suite shower room
- Family bathroom with overhead shower
- Low-maintenance shared garden
- Controlled permit parking (Zone 8)
- Gas central heating system
- Traditional sash and case windows





**BLENDING PERIOD
CHARM WITH MODERN
EXPECTATIONS TO CREATE
A FANTASTIC CITY HOME**







Meanwhile, the two double bedrooms are side by side at the rear of the home. Both maintain the neutral palette and both are spaciouly proportioned to accommodate an excellent choice of bedside furnishings. The principal bedroom further benefits from a press cupboard and a two-piece en-suite shower room, comprised of a shower cubicle and a washbasin. A three-piece family bathroom, equipped with an overhead shower, serves the remainder of the home. The property has gas central heating for year-round comfort, alongside traditional sash windows for lots of natural light.

Externally, there is an enclosed communal garden and drying area, which is designed for ease of maintenance. Conveniently, residents also have access to controlled permit parking (Zone 8) and The Meadows is on the doorstep, providing a vast green space for outdoor enjoyment.

Extras: all fitted floor coverings, window blinds, light fittings, an integrated oven and gas hob, a freestanding fridge/freezer, and a washing machine to be included in the sale.



MARCHMONT

Renowned as a vibrant and sought-after suburb, Marchmont offers a variety of lovely period properties, leafy areas and outstanding retailers. Situated opposite the Meadows and Bruntsfield Links, this area is within easy walking distance of Edinburgh's historic Old Town, the New Town, Waverley Station, and the city's best universities. A wide variety of cafés, restaurants, coffee houses, bistros, independent shops, galleries, boutiques, a luxury cinema, theatres, and various supermarkets can all be found on your doorstep and in neighbouring Morningside and Bruntsfield. Indoor fitness and leisure facilities can be found nearby at the Royal Commonwealth Pool, including swimming pools, a high-spec gym, fitness classes, and a soft play, whilst Warrender Swim Centre (currently undergoing refurbishment) is within strolling distance. If outdoor exercise is more appealing to you, the area offers tranquil parks and large green spaces for outdoor activities and picnics. Outstanding state schooling is on offer at primary and secondary level and the area is very well served by frequent public transport services, superb cycle paths and picturesque, leafy walkways.

DAVIDSONS

SOLICITORS, ESTATE AGENTS
AND NOTARIES PUBLIC

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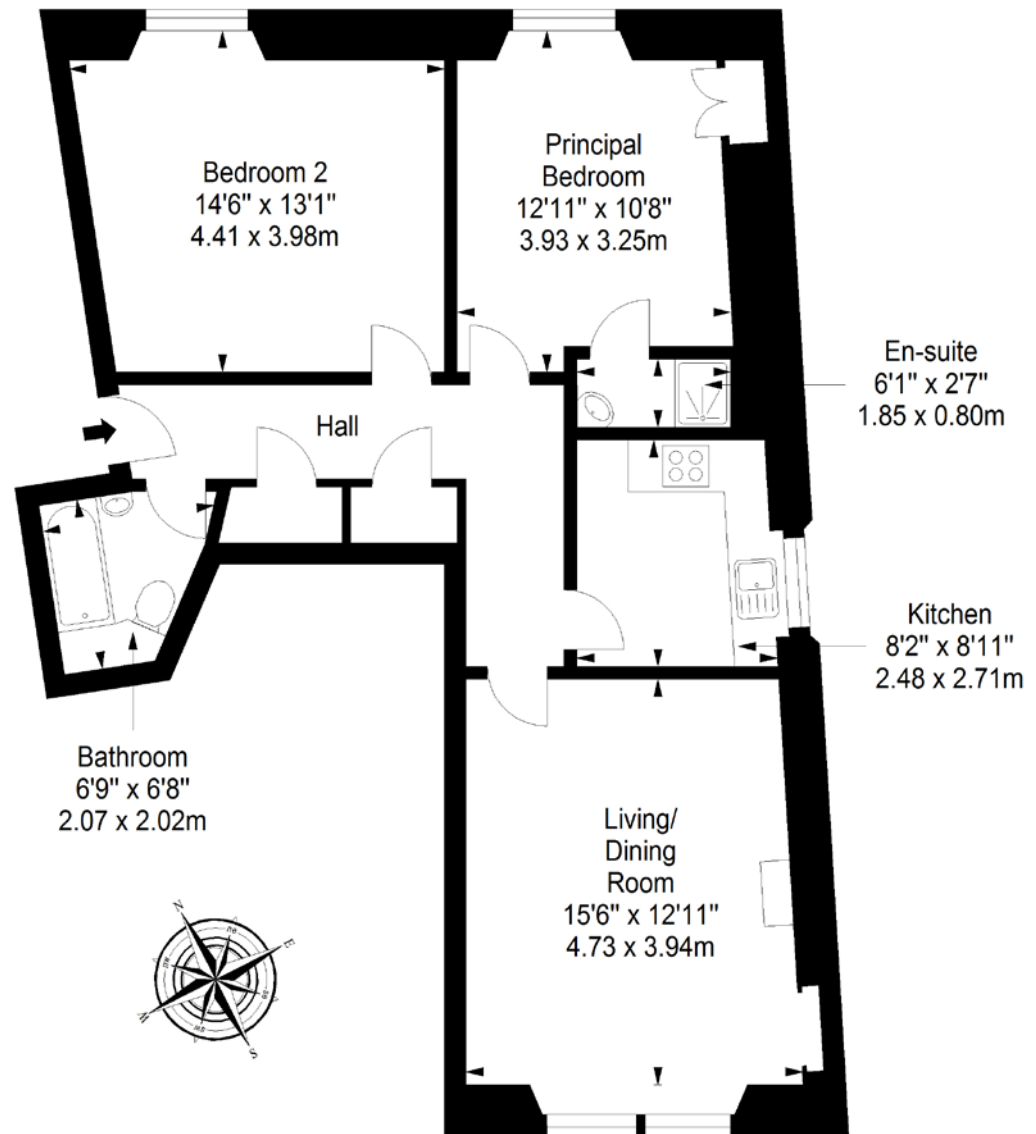
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Second Floor

Approx. 70.8 sq. metres (762.1 sq. feet)



Total area: approx. 70.8 sq. metres (762.1 sq. feet)