

12/4 Roseneath Terrace

MARCHMONT, EDINBURGH, EH9 1JN



Magnificent two-bedroom second-floor tenement flat that has retained a wealth of period detailing and enjoys superb proportions throughout



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



McEwan Fraser is delighted to present this magnificent two-bedroom second-floor tenement flat to the market. Presented in excellent internal order, the property has retained a wealth of period detailing and enjoys superb proportions throughout. This is a stunning flat on a quiet Marchmont side street, and internal viewing is highly recommended.

THE HALLWAY

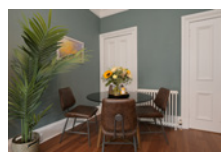
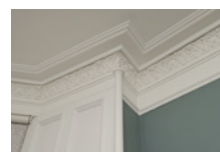


On entering the property, you walk into a welcoming hallway, which provides access to all rooms and has a useful storage cupboard. This zone also has plenty of space for a home study or office, without compromising much living space.

The accommodation is focused on a stunning and naturally bright bay-fronted lounge which boasts ample space for a variety of different furniture configurations. This will allow an incoming purchaser the chance to create their ideal entertaining space.

The living room has retained a host of period character with an ornate cornice, sash and case windows and high skirting boards. A stunning fireplace offers a natural focal point for the delightful living space.

THE LIVING ROOM



THE KITCHEN

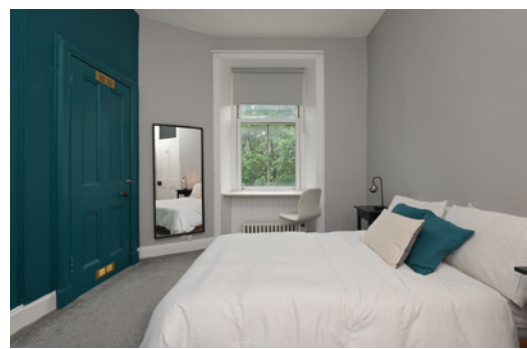


An ultra-modern fitted kitchen is located adjacent to the living room and includes a generous range of base and wall-mounted units which offer plenty of prep and storage space for the aspiring chef. There is also a full range of integrated appliances and tiled splashbacks.



There are two double bedrooms which are both bright, spacious and overlook the rear garden. Both bedrooms have plenty of space for a full range of free-standing bedroom furniture and have retained the character so typical of this style of property.

BEDROOM 1



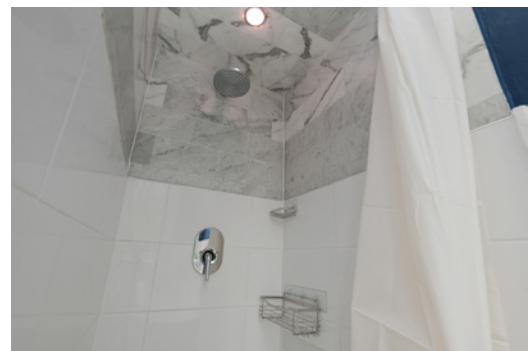
BEDROOM 2



THE BATHROOM



Internal accommodation is completed by a chic bathroom that blends traditional panelling with modern tiling and includes a roll-top bath and a separate built-in shower.



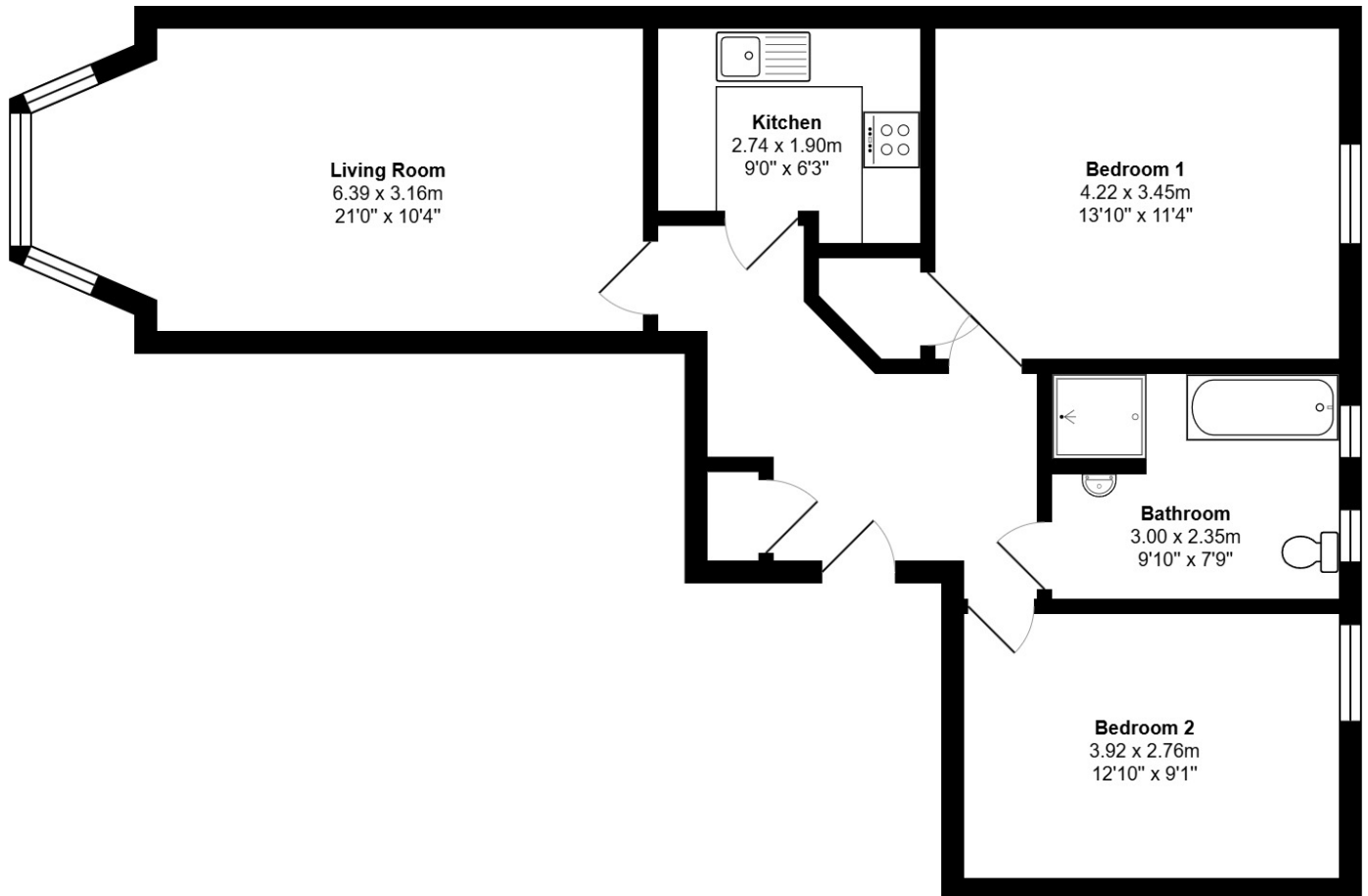
For extra warmth and comfort, the property enjoys gas central heating and partial double glazing.

Externally, Roseneath Terrace is a quiet side street off Argyle Place, just one street back from The Meadows. There is ample permit parking in the area, and you have a range of shops at hand for day-to-day necessities. The property also has access to a sunny communal garden, which is well-maintained by the residents.

EXTERNALS

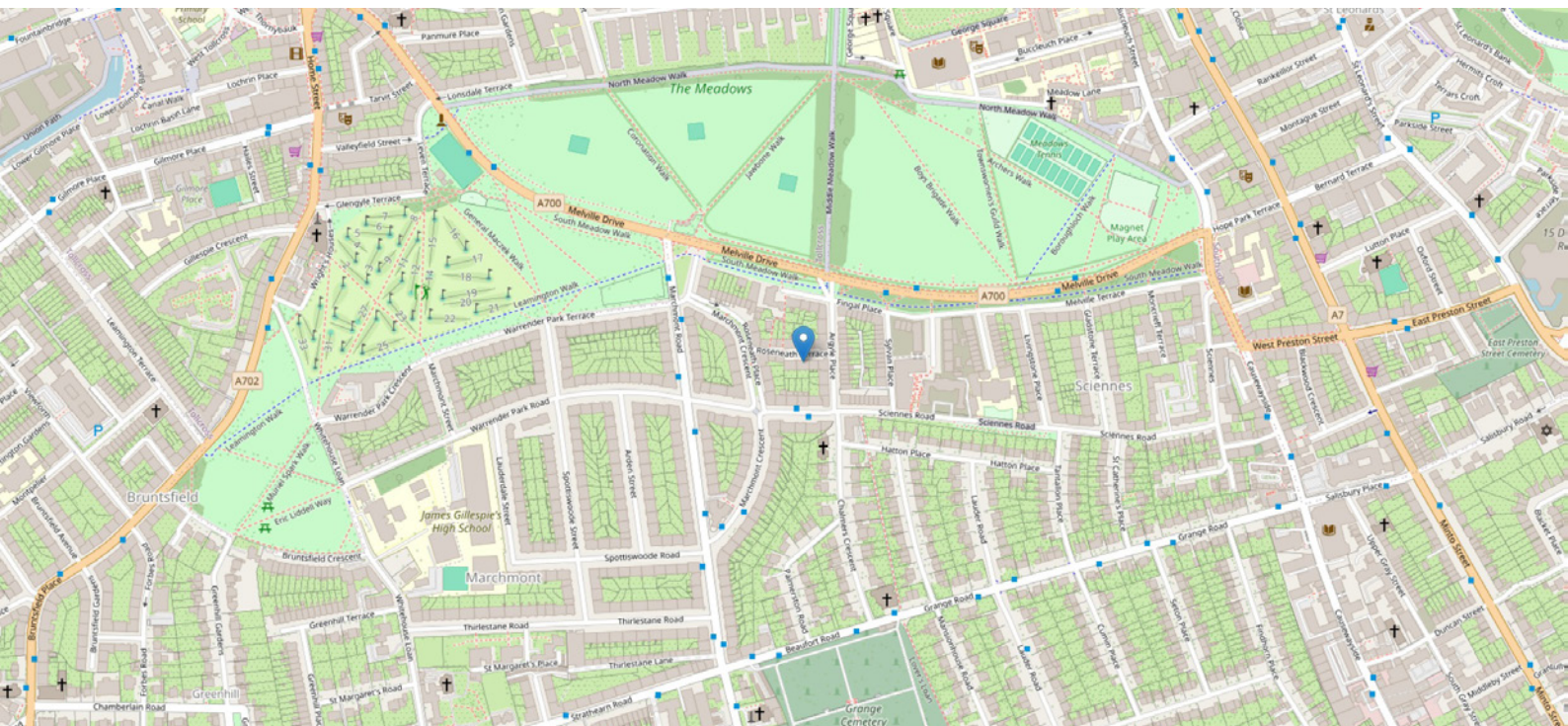


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 71m² | EPC Rating: C



THE LOCATION

Nestled just south of The Meadows and a stone's throw from Edinburgh's historic Old Town, Marchmont is a prestigious residential neighbourhood that blends classic charm with contemporary convenience. Known for its wide, tree-lined streets and elegant sandstone tenements dating from the late 19th and early 20th centuries, Marchmont exudes architectural grandeur and a deep sense of heritage. This sought-after area is a favourite among families, academics, professionals, and creatives, drawn to its proximity to the University of Edinburgh and the city centre, all within comfortable walking distance or a short bus or cycle ride.





One of Marchmont's defining features is its close connection to some of Edinburgh's finest green spaces. The Meadows, just on the doorstep, is a vast, leafy park that acts as the social and recreational heart of the area. It's ideal for jogging, dog walking, picnics, tennis, or simply enjoying the outdoors year-round. Adjacent to it lies Bruntsfield Links, home to one of the oldest short-hole golf courses in the world. For more expansive adventures, Holyrood Park and Arthur's Seat are only a 15-minute walk away.

The neighbourhood offers a wealth of local amenities. Marchmont Road and the surrounding streets are lined with charming independent shops, artisan cafés, bookstores, and well-regarded restaurants. Highlights include family-run grocers, organic food shops, and traditional bakeries, as well as cosy cafés perfect for a quiet coffee or catching up with friends. For larger shopping needs, nearby Morningside and Newington offer additional supermarkets and services. Families benefit from excellent schooling options, with James Gillespie's Primary and High School located in the heart of the community, and several top-rated private schools nearby, including George Watson's College and George Heriot's School.

Transport links are excellent: regular bus services connect Marchmont to all parts of the city, while cycle lanes and footpaths make it easy to enjoy a car-free lifestyle. For commuters or weekend travellers, Waverley Station and Edinburgh's main arterial routes are easily accessible.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
MICHAEL MCMULLAN
Area Sales Manager



Professional photography
MARK BRYCE
Photographer



Layout graphics and design
ALLY CLARK
Designer

Disclaimer: 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 any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.