



**23/6 ROSENEATH PLACE
MARCHMONT
EDINBURGH
EH9 1JD**

**OFFERS OVER
£315,000**

 **CONNELL & CONNELL** *WS*
SOLICITORS AND ESTATE AGENTS

**STYLISH
SECOND FLOOR
FLAT IN A POPULAR
RESIDENTIAL AREA CLOSE
TO EXCELLENT LOCAL
AMENITIES AND A SHORT
COMMUTE TO THE
CITY CENTRE**

VIEWING
BY APPOINTMENT
TELEPHONE AGENTS
0131 524 3800 FOR
AN APPOINTMENT

Bright and spacious second floor flat situated in a traditional tenement in one of Edinburgh's prime residential flatting areas approximately one mile south of the city centre. There are excellent local shops in Marchmont and Bruntsfield. The area is well served with bus services and there are well regarded primary and secondary schools nearby. The area also offers a wide variety of sports and leisure facilities including Bruntsfield Links, The Meadows, Warrender Swimming Baths, cinemas, theatres and a selection of restaurants all within easy walking distance.

Entrance to the property is via a well maintained common passageway and stair which further benefits from a security entrance system.

Internally the property is in excellent order throughout and provides spacious and flexible accommodation. The flat benefits from double glazing, gas central heating and good storage facilities. The integrated kitchen appliances are included in the sale, other items may be available through separate negotiation.

There is a large and enclosed shared garden to the rear of the building.



PROPERTY DETAILS

- * Welcoming Entrance Hall providing access to all rooms. Entryphone handset. Storage cupboard. Utility cupboard with plumbing for washing machine and shelving.
- * Bright and spacious Lounge with bay window to front. Feature fireplace housing living flame gas fire. Decorative cornice and ceiling rose. Edinburgh wall press. Door to kitchen.
- * Fitted Kitchen with matching wall and base units. Integrated gas hob, electric oven and hood. Integrated dishwasher. Granite work-tops with stainless steel sink with drainer.
- * Master Bedroom with window to rear overlooking communal gardens. Built in cupboard. Cupboard housing central heating boiler. Door to bathroom.
- * Second Double Bedroom with window to rear overlooking communal garden. Feature cast iron fireplace. Cornice.
- * Family Bathroom with white three-piece suite comprising bath, wash hand basin with vanity unit below and WC. Shower compartment with mixer shower. Twin windows to rear.

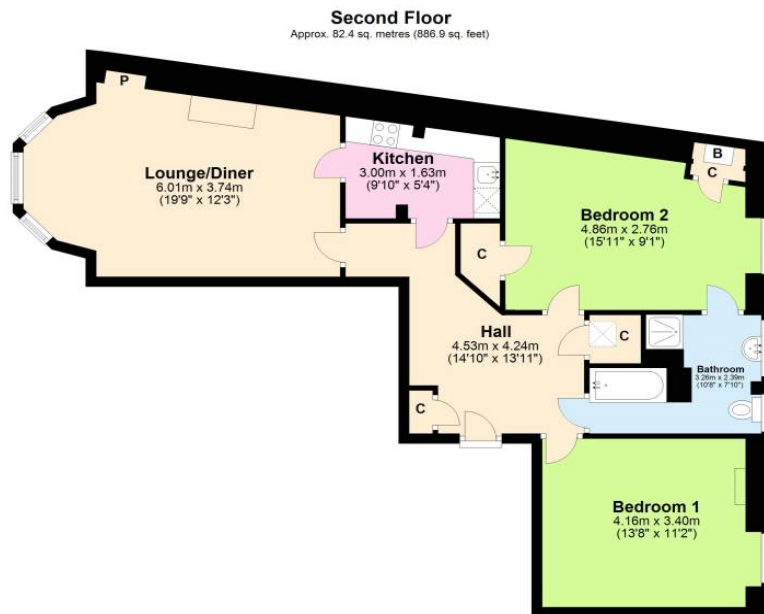
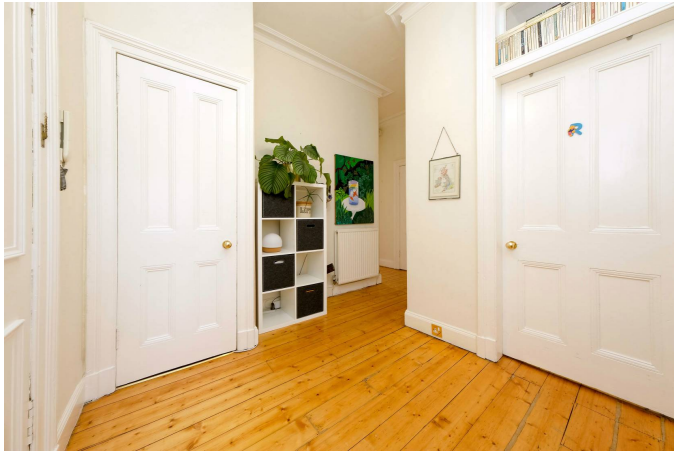
Energy Efficiency Rating: C



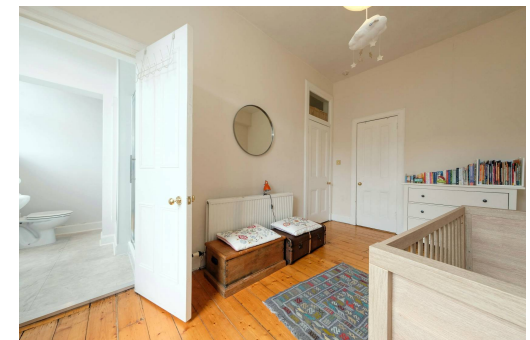
EXTERNAL

There is a large enclosed communal garden to the rear of the property laid mainly to lawn. Resident permit parking is available on application to The City of Edinburgh Council





Photographs and floorplan by Mike Dooley Photography 07730 560286
Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of rooms and any other items are approximate and no responsibility is taken for any error or omission. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



Note: Measurements are for general guidance only and are not warranted. These particulars do not form part of any contract. The floor plan is for illustrative purposes only and as such is not drawn to scale.



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* Please contact us for a free consultation or valuation

Connell & Connell are a traditional firm of family solicitors established in 1924 and dealing with all aspects of General Practice.

