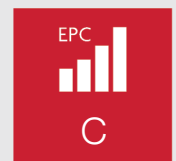
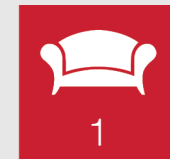




**Thorntons**   
The right way to move

## 13 Roseneath Place

Marchmont, Edinburgh,  
EH9 1JB







## Summary

This three-bedroom main-door city flat forms part of a handsome Victorian building with a highly sought-after central location beside The Meadows in Marchmont. It has the charms of period architecture coupled with tasteful modern interiors that are lightly decorated and finished to high standards. It includes a stylish kitchen, as well as a quality shower room and a four-piece bathroom with its own shower cubicle. Altogether, this property is a beautiful city home that will have massive appeal amongst professionals and families.

Extras: all fitted floor and window coverings, light fittings, and integrated kitchen appliances (induction hob, statement extractor, double oven, fridge/freezer, dishwasher, and washing machine) to be included in the sale.

## Features

- A large main-door ground-floor flat
- Part of a traditional tenement building
- Set in the Marchmont conservation area
- Traditional vestibule and hall with storage
- Living/dining room with built-in storage
- Modern, well-appointed kitchen
- Private cellar space below the kitchen
- Two spacious double bedrooms
- Long versatile third bedroom
- Modern three-piece shower room
- Contemporary four-piece bathroom
- Fully-enclosed communal garden
- Controlled permit parking (Zone 8)
- Gas central heating and doubleglazing



"An exceptional main-door ground-floor flat with three double bedrooms, enjoying a highly sought-after location in the capital"









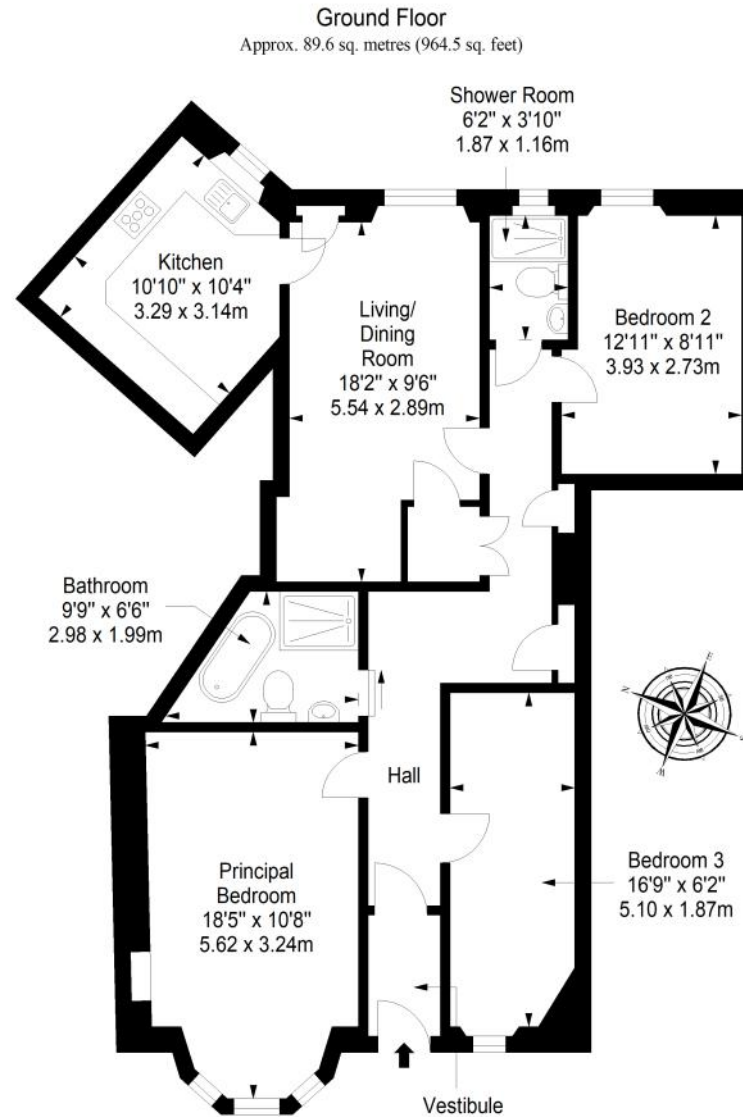
"Features a stylish kitchen that is well stocked, a modern shower room, and an on-trend bathroom with a four-piece suite"







# Floorplan



Total area: approx. 89.6 sq. metres (964.5 sq. feet)



# Thorntons<sup>↑↓</sup>

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