



**MARCHMONT
3 ROSENEATH PLACE**



**MAIN DOOR FLAT
FIXED PRICE £134,990**

This charming property merits internal viewing to be fully appreciated and is situated on the doorstep of the Meadows and close to all the excellent amenities the Marchmont area has to offer. Marchmont is located to the south of the City Centre and is close to the neighbouring areas of Newington, Bruntsfield and Morningside. Marchmont has a selection of speciality shops along with cafes, bars, restaurants and banking facilities. Local recreational facilities include the wide open spaces of both Bruntsfield Links and The Meadows, swimming, Theatres at Morningside and Tollcross and a number of golf courses can be reached on the south side of the City. Regular public transport is available from Marchmont and there is also easy access to the City Bypass.

In brief the accommodation comprises: Entrance vestibule, lounge open plan to well designed kitchen with appliances, inner hall with good storage, bright and generous double bedroom and internal bathroom with feature arch.

The property would suit a variety of purchasers from the first time buyer, buy to let investor or as a pied-a-terre due to its fabulous location. The property is freshly presented and further benefits from a shared garden to the rear and excellent storage.

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A sturdy door opens to the vestibule

ENTRANCE VESTIBULE

There is a storecupboard also housing the electrical switchgear, tiled floor and insert down-lighters.



LOUNGE/KITCHEN

This room falls naturally into 2 separate areas by way of partial sub-division which also opens to the inner hall.

LOUNGE AREA Approx. 14'10" x 12'4"

A bright and sunny twin windowed room situated to the front of the property with ample room for dining purposes.

KITCHEN AREA Approx. 7'9" x 5'4"

Fitted with a selection of wall and base units with complementary work surfaces incorporating a 11/2 bowl stainless steel sink. The appliances include an electric cooker, automatic washing machine and fridge freezer. The splashback areas are tiled and finished with an attractive inlay tile. The floor is also tiled.

INNER HALLWAY Approx. 5'11" x 3'6"

The inner hall provides excellent storage and gives access to the bathroom and the bedroom.

DOUBLE BEDROOM Approx. 12'5" x 10'3"

This bright room is situated to the rear of the property with a recessed window overlooking the shared garden. The room also offers 2 recessed storage areas and built in wardrobe with additional storage above.

BATHROOM Approx. 6'3" x 4" plus bath space

This internal room has a feature arch and has been re-fitted with a new 3 piece white suite comprising bath with new electric shower over, WC and wash hand basin. There is also

a shelved linen cupboard, spot-lights and extractor fan. The walls are tiled and finished with a glass border tile and the floor is also tiled.

GARDEN

There is also access to a shared garden situated to the rear.

VIEWING

Viewing by appointment telephone 0131 554 6321 or 0796 1462714

EXTRAS

To include the aforementioned kitchen white goods (no warranties will be given) along with the carpets and window blinds.

SURVEYORS

Please contact solicitors (0131) 554 6321.

POST CODE

EH9 1JB.

HOME REPORT

A Home Report is available for this property - please contact Beveridge & Kellas for more information by calling 0131 554 6321 or by emailing a.connery@beveridgekellas.com or property@beveridgekellas.com.

OFFERS

Fixed Price £134,990 is invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, (0131) 554 6321, DX 550850 Leith, LP4 Leith.



The date of entry is a material condition of offer and the sellers reserve the right to reject any offer at the fixed price if the proposed date of entry is not acceptable. Similarly the sellers reserve the right to reject any offer made subject to survey or other suspensive conditions.

We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact not do they form part of any contract.