



Roseneath Place

, Marchmont, Edinburgh, EH9 1JB

Rental £1,725 pcm

2 bedroom Flat / Apartment available 21 August 2024

60 Queen Street , Edinburgh , , EH2 4NA
enquiry@murrayandcurrie.com

0131 226 5050

Opening Times

Mon 08.00 - 18.00; Tues 08.00 - 18.00
Wed 08.00 - 18.00; Thurs 08.00 - 18.00
Fri 08.00 - 17.00; Sat 10.00 - 16.00; Sun 10.00 - 13.00

- * Furnished
- * Double glazed windows
- * Fridge Freezer
- * Garden Private
- * Heating: Gas Central
- * Shower
- * Private Parking

Situation

A bright and spacious main door, two-bedroom furnished flat with private parking and garden in the heart of Marchmont just minutes from the Meadows. The furnished property is well presented, offering incredibly bright and spacious accommodation with private parking and gardens. A gated private front garden, paved for easy maintenance. Internally, the accommodation comprises: entrance hallway, spacious living room to rear with dining area and direct access to the rear garden, a fully fitted kitchen overlooking the garden. Two double bedrooms and a lovely shower room. The property further benefits from double glazed windows, good storage, private front and rear gardens and one private parking space in front of the property. Marchmont is one of Edinburgh's most sought after residential areas due to its open green spaces and close proximity to the city centre. Local amenities are excellent, including many bars, restaurants and boutique shops. There is good local shopping in both Marchmont and nearby Newington, Bruntsfield and Morningside, and a regular bus service provides easy access to the city centre. LARN1904067.

Accommodation

All measurements are approximate.

Further Information

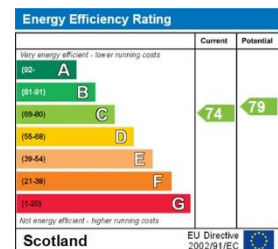
The deposit required is £1,725

The landlord is willing to rent this home to Employed, Self Employed, Unemployed, Student, Own Means, Retired, Company

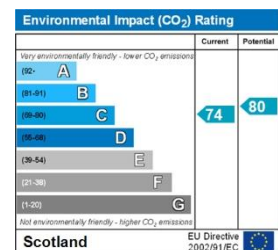
The landlord is willing to rent the property for a minimum of 6 Months and a maximum of 6 Months

Energy Performance Certificates

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Property Ref: inst-9401

Creation Date: 30/07/2024

IMPORTANT INFORMATION

For clarification, we wish to inform the prospective tenant that we have prepared these details as a general guide. The agent has not carried out a detailed survey nor tested the services, appliances, or specific fittings (unless otherwise stated), and no warranty can be given as to their condition. All room measurements are taken at floor level. We strongly recommend that all the information which we provide about the property is verified by yourself and your advisers. The contents of this publication are © Murray & Currie Ltd, 2024. Murray & Currie Ltd Registered in Scotland No. SC 342 656