



Edinburgh

Roseneath Street, Marchmont, EH9



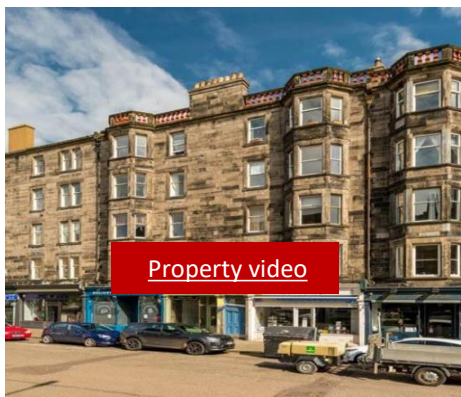
“Year on year Marchmont properties are always in the highest demand for renters.”

Cameron Mayo, Edinburgh Property Sourcer

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Statistics

Price	£378,425
Value	£370,000
Size	98 m2
Rent	£2,700pcm
Yield	7.1%
Renovations	£79,325
End Value	£260,000



Accommodation

- Open Plan Kitchen/Living room
- 3 Bedrooms
- Bathroom
- Third Floor
- Shared Garden
- Secure entry

The property will be fully upgraded to our Aspen spec, which combines original features, modern interiors, safety features and an environmental (EPC) upgrade.

- **Aspen interiors.** [Click here](#) to view a typical property once renovated.
- **How we help people to invest well.** [Click here](#) to find out more.

There are several things which make this a great investment.

- **Location** Marchmont has a number of well established specialist shops with a lovely village feel to the area making it perfect for a Sunday stroll. Click [here](#) to go to google maps.
- **Rental** Because of its ultra prime location, rental demand is exceptionally high. It's not uncommon to have many sets of tenants chasing each property. Rents are generally rising by c10% pa in the city.
- **University** Marchmont is conveniently placed just to the south of the City Centre and close to both Edinburgh and Napier Universities.
- **Property** This traditional tenement is perfectly located in the heart of Marchmont. The living room offers a large bay window with lovely original features such as ornate cornice, centre rose and a decorative fireplace.

IMPORTANT

- Please note that we have to operate on a strictly first come basis. If the property appeals, grab it with both hands!
- Taking a fast decision also helps us enormously - even if it's a fast no. (We can quickly pass it to another client).
- If it's not quite right, tell us why, so we can refine our search.

Need an expert opinion? Peter Grant, Anna Renton and Samantha Curran have very deep knowledge and are happy to help.

Feel free to share this property with a friend or colleague. We grow through happy clients telling their friends.