



13 Roseburn Avenue
Roseburn, Edinburgh, EH12 5PD

CALL US ON 0131 447 4747

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For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Reception hall.
- Fabulous bow windowed living room with feature fireplace.
- Modern fitted kitchen with breakfast bar and appliances as well as good storage.
- Generously proportioned double bedroom.
- Second double bedroom with built-in wardrobes.
- Modern bathroom with bath and shower.
- Fully floored attic with Ramsay ladder.
- Gas central heating.
- Double glazing.
- Lovely private gardens to front and rear.
- Unrestricted on street parking.



GENERAL DESCRIPTION

A beautifully presented terraced villa with immaculate gardens to the front and rear in the highly regarded Roseburn district of the City perfectly positioned for access into Edinburgh City Centre and a range of local amenities. The property would make an ideal purchase for a professional person, couple or family.

COUNCIL TAX BAND: D.
TRAIN STATION: APPROXIMATELY 700 METRES TO HAYMARKET TRAIN STATION.
AIRPORT: APPROXIMATELY 6.2 MILES TO EDINBURGH AIRPORT.
BUSES: WITHIN 100 METRES.
TRAMS: WITHIN 100 METRES.

LOCATION

The vibrant Roseburn district lies to the west of Edinburgh City Centre, convenient to a frequent public transport service operating to many parts of the City while Haymarket Train Station is also a comfortable walk/short bus journey away. The tram line is also close by and the City-Bypass is easily accessible linking up with major motorway networks. There are a selection local shops on Roseburn Terrace, a Tesco Metro and a large Sainsburys at nearby Westfield. A more comprehensive range of shops and amenities can be found at Edinburgh's West End and Princes Street. Leisure facilities are also well catered for including golf courses, nearby Roseburn Park, the Water of Leith walkway, Edinburgh Zoo and Murrayfield Stadium all close at hand.

EXTRAS:
ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, WINDOW BLINDS, CURTAINS (WITH THE EXCEPTION OF THE LIVING ROOM CURTAINS), KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED SMEG HOB, OVEN AND COOKER HOOD, INTEGRATED DISHWASHER, INTEGRATED MICROWAVE OVEN, FREESTANDING WASHING MACHINE AND FREESTANDING FRIDGE/FREEZER. THE GARDEN SHED WILL ALSO BE INCLUDED.

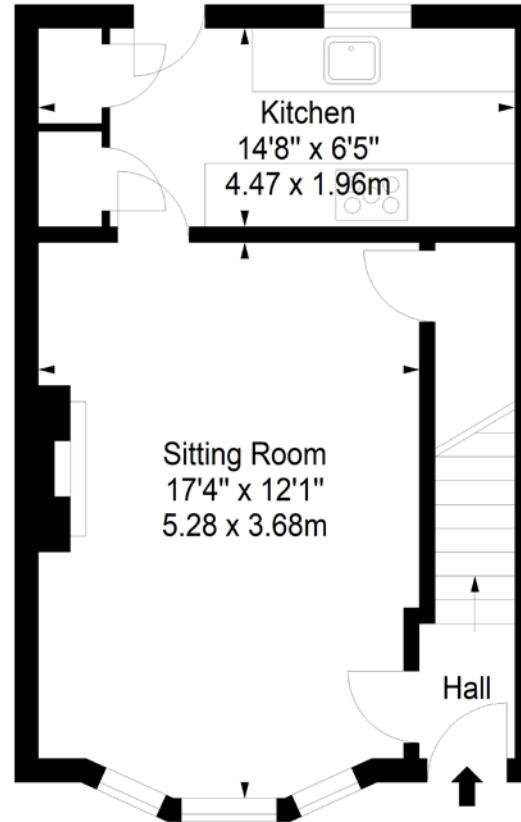
Roseburn Avenue,
Edinburgh,
Midlothian, EH12 5PB



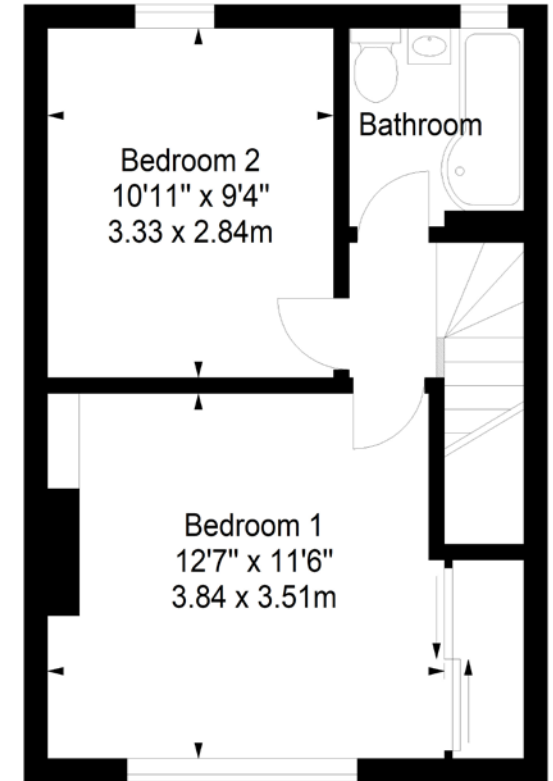
Approx. Gross Internal Area
698 Sq Ft - 64.84 Sq M
For identification only. Not to scale.
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ENERGY PERFORMANCE
CERTIFICATE RATING C



Ground Floor



First Floor

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WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.