



**Deans Properties**

Deans Solicitors and Estate Agents LLP



**5 Roseburn Place  
Roseburn, EH12 5NP**



## MAIN DOOR FLAT

- Living Room
- Kitchen
- Two Double Bedrooms
- Bathroom
- Private Front Garden
- Shared Rear Garden
- Free On-Street Parking
- Double Glazing & GCH
- EPC Rating - D





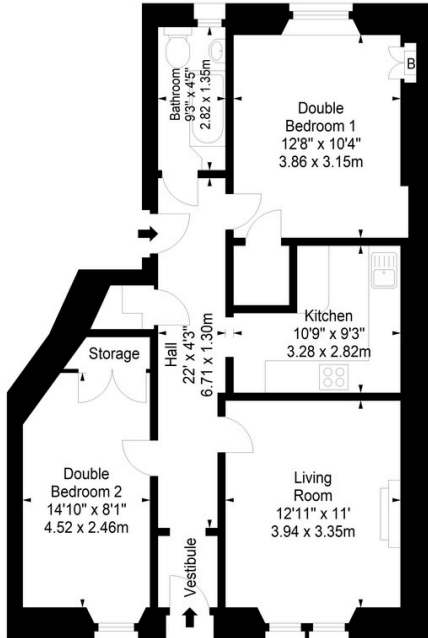
This spacious main door flat with private front garden is located in a highly sought-after residential area in Roseburn, west Edinburgh, close to convenient, local amenities and public transport links. The accommodation comprises; generous living room with gas fire and ornate cornicing, separate kitchen, two good-sized double bedrooms and bathroom with shower over bath. An easy to maintain private garden lies to the front and there is a shared drying green to the rear and free on-street parking in the area. The property is fully double glazed and has gas central heating. Included in the sale are the fitted carpets and floor coverings, oven, hob, hood, fridge-freezer, washing machine, dishwasher and lightshades. The appliances included are sold as seen with no warranty provided.



## Roseburn Place, EH12 5NP



Approx. Gross Internal Area  
710 Sq Ft - 65.96 Sq M  
For identification only. Not to scale.  
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Ground Floor



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Scottish Standard Clauses.

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