



36 (3F3) Roseburn Street
Murrayfield, EH12 5PN

Deans 
Solicitors & Estate Agents LLP



THIRD FLOOR FLAT

- Living Room
- Kitchen
- Two Double Bedrooms
- Shower Room
- Shared Rear Garden
- On-Street Permit Parking
- Double Glazing & GCH
- EPC Rating – F



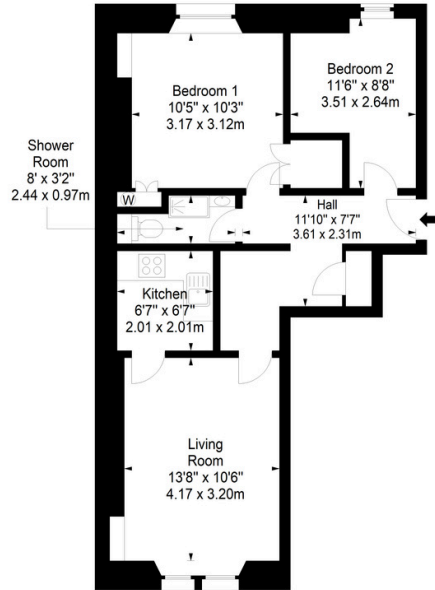
Forming part of a traditional tenement, this well-proportioned top floor flat is situated in the highly sought-after location of Murrayfield, close to Murrayfield Stadium and convenient, local amenities. There are excellent transport links via bus, tram to the city centre and Edinburgh Airport and rail links at nearby Haymarket Station. The accommodation comprises; welcoming hallway with utility cupboard, spacious living room, separate, modern kitchen, two good-sized double bedrooms and stylish shower room. Externally, there is a well-maintained shared garden to the rear and on-street permit parking in the area. The property is fully double glazed and has gas central heating. Included in the sale are the fitted carpets/ floor coverings, cooker, oven, hob and hood. All included appliances are sold as seen with no warranty provided.



Roseburn Street,
Edinburgh,
Midlothian, EH12 5PN



Approx. Gross Internal Area
558 Sq Ft - 51.84 Sq M
For identification only. Not to scale.
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Third 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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