



# FOR SALE

## 1/9 Roseburn Street EDINBURGH, EH12 5NW



This is a well-proportioned, one bedroom, top/third floor flat, within a traditional stone-built tenement and located in the popular and convenient district of Roseburn. The property is an ideal opportunity for a first-time buyer or buy-to-let investor.

All price and viewing details are available on our website [www.acepm.co.uk](http://www.acepm.co.uk)



0131 229 4400  
[www.acepm.co.uk](http://www.acepm.co.uk)



## DESCRIPTION

This is a well-proportioned, one bedroom, top/third floor flat, within a traditional stone-built tenement and located in the popular and convenient district of Roseburn. The property is an ideal opportunity for a first-time buyer or buy-to-let investor.

Accessed off the common stair, the accommodation comprises: entrance hall; living room, open plan to kitchen with wall and base units; double bedroom; and bathroom.

Features include, entry phone system, replacement windows, electric heating and common green to the rear

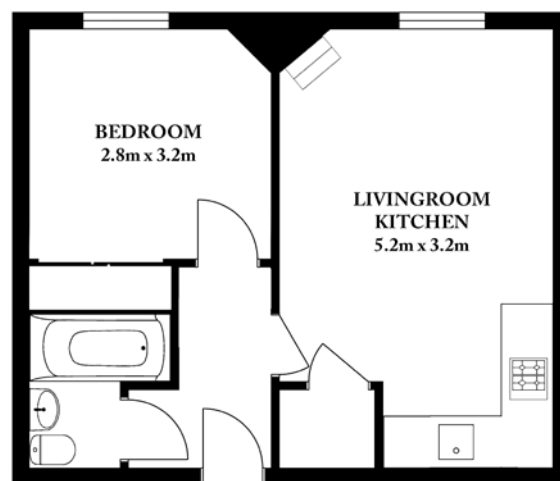
## AREA

Roseburn, is within easy walking distance of the City centre and as such this property benefits from the full range of city centre amenities.

The immediate area is well served by an excellent selection of local shops, pubs and restaurants as well as a good variety of supermarkets. Whilst located in the very heart of the city, the cycle path network and Water of Leith walkway are literally on your door step with the open space of Roseburn park also close at hand.

The property also enjoys excellent transport links with regular bus services. The City Bypass is within an easy driving distance, and provides access to the main motorway networks, Edinburgh Airport and the Forth Bridges. Haymarket railway/tram station, is only a short walk away.

1/9 ROSEBURN STREET, EDINBURGH



TOTAL APPROX FLOOR AREA 3.1.8 SQM

MARKETING PHOTOGRAPHY LTD 2021

### DISCLAIMER

While our sales particulars are believed to be accurate and reliable, no guarantee is given as to their correctness or accuracy, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order. All measurements are taken using a sonic measuring tape and are therefore approximate sizes only.

**For more information and to arrange a viewing  
call 0131 229 4400 or email [sales@acepm.co.uk](mailto:sales@acepm.co.uk)**

 **rightmove**.co.uk  
The UK's number one property website  
**Zoopla**.co.uk