



3 Roseburn Avenue
Roseburn, Edinburgh
EH12 5PD



Please contact us for
more information:

0131 555 7055
property@watermans.co.uk



Property Summary

Set on a quiet street in Roseburn within easy commuting distance of the city centre, this three-bedroom main-door duplex flat occupies the ground and garden level of a charming building. It offers buyers a blank canvas of décor throughout, allowing the new owners to easily add their own stamp. It further benefits from a southwest-facing aspect and a private garden. In addition, it is well-positioned for easy access to shops, supermarkets, schooling, parks and other green spaces, as well as fantastic transport links, including a tram stop, bus and rail links. Perfect for professionals, first-time buyers, and young families alike, this home will appeal to a wide demographic of buyers.

Inside, the private front door opens into a vestibule (with storage) before leading through to a hall, which flows downstairs to the living room. This reception area is a comfortable setting for daily use, whether relaxing or socialising. It is enhanced by neutral décor and a plush carpet, which work together to heighten an airy ambience and a blank slate for buyers.

Features

- A charming main-door duplex flat in Roseburn
- Occupying the ground and garden level
- Near amenities, schools, and transport links
- In easy commuting distance of the city centre
- Blank canvas of décor throughout
- Entrance vestibule with storage and hall
- A comfortable living room
- Breakfasting kitchen with garden access
- Three spacious double bedrooms
- Bright 3pc shower room with towel radiator
- Low-maintenance private rear garden
- Unrestricted on-street parking
- Gas central heating and double glazing





Blank canvas of décor throughout

Next door is a well-appointed breakfasting kitchen that has a generous range of wood-toned cabinets and complementary downlit worktops, including a return that doubles as a breakfast bar. It has direct access to the private rear garden and it comes with a selection of appliances (integrated oven and ceramic hob with concealed extractor, undercounter fridge, freezer, and washing machine).

The three double bedrooms are back on the ground floor, each enjoying spacious proportions, neutral decoration, and soft carpeting. The principal and third bedrooms also have beneficial southwest-facing aspects, whilst the second bedroom is to the home's rear. Finishing the accommodation is a bright three-piece shower room, enveloped in sandy-toned tiles. It is comprised of a toilet, a ladder-style towel radiator, a storage-set washbasin, additional built-in storage, and a double walk-in shower enclosure. Gas central heating and double glazing ensure year-round comfort.

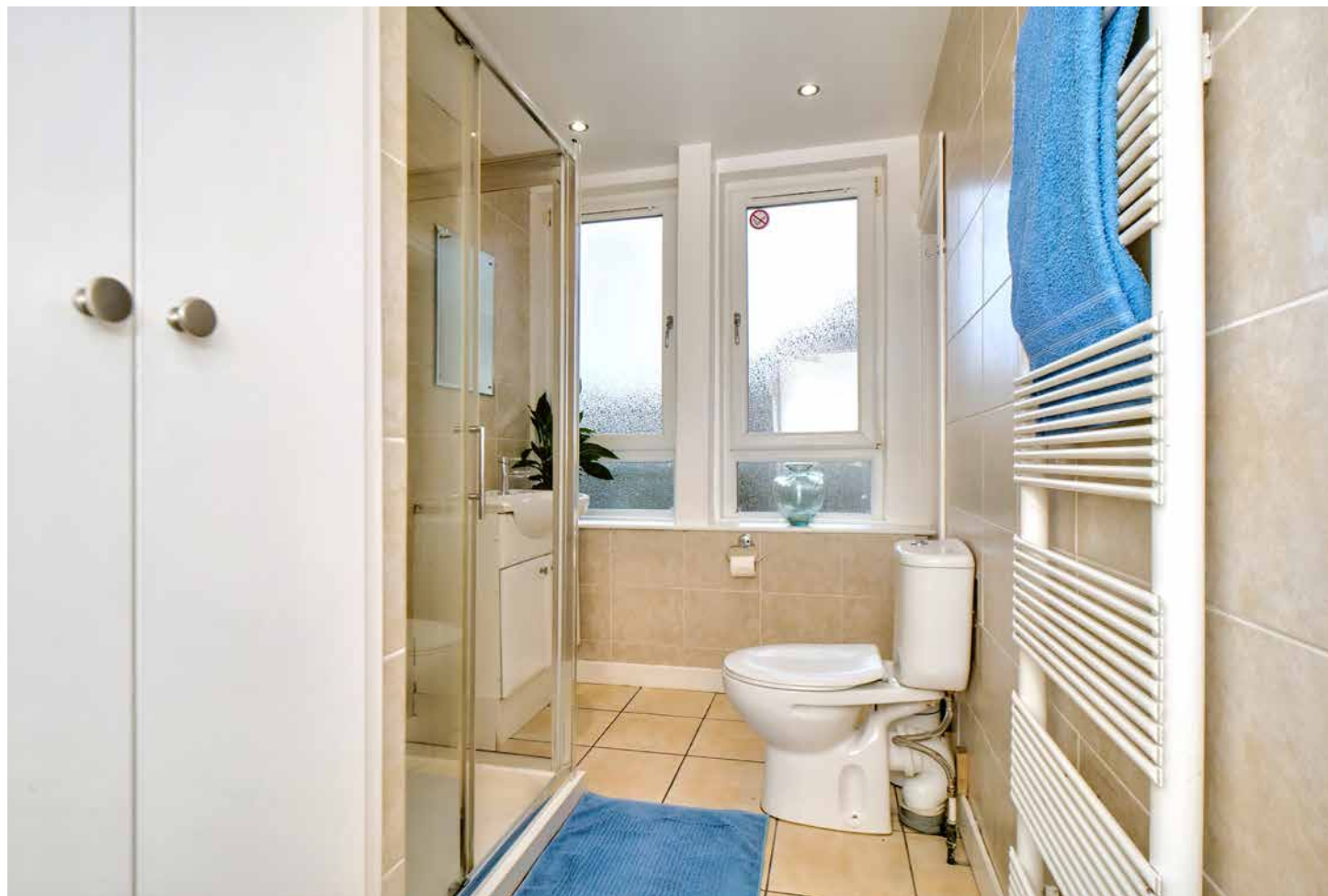






“Spacious proportions,
neutral decoration, and
soft carpeting”







Private rear garden

Outside, the home has the benefit of an enclosed private garden, which features paving and a timber deck for relaxing and socialising in the sun. Unrestricted on-street parking is also available to the front of the property.



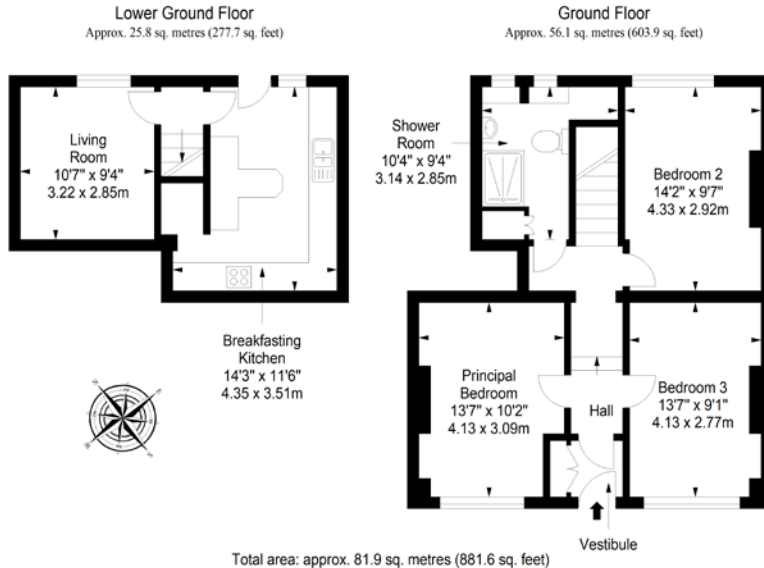


Roseburn, Edinburgh

Established west of the city centre on the banks of the Water of Leith, part of Roseburn falls within the Coltbridge and Wester Coates conservation area and is cherished for its rich architectural landscape and protected areas of natural beauty. Whilst just a short walk from bustling Haymarket and the desirable West End, within minutes you can also be strolling along the tranquil Water of Leith Walkway, taking in sights such as idyllic Dean Village along the way. Vibrant Roseburn Terrace is lined with a charming selection of local shops and services, including an express supermarket and a choice of traditional pubs, cafes, and restaurants. More extensive shopping facilities are available at nearby Craigleith Retail Park, or indeed in the city centre. Residents enjoy an array of sport and fitness activities right on their doorstep, including the Murrayfield Lawn Tennis Club, several gyms and sport clubs, and, of course, Murrayfield Stadium is just around the corner. Roseburn is within the catchment area for excellent state schools and is also ideally situated for some of the capital's finest independent schools. Roseburn is exceptionally well connected and served by fantastic public transport links, including a comprehensive bus network and tram services between Edinburgh International Airport (calling at Haymarket station) and the city centre. Roseburn is also traversed by Route 1 of the National Cycling Network, which connects with various cycle and pedestrian paths across the city and beyond.



Floorplan



EPC Rating - C | Council tax band - C | Home report Value - £300,000

Extras: all fitted floor and window coverings, light fittings and kitchen appliances are included in the sale. No warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.

Price & Viewings

Please refer to our website
www.watermans.co.uk

Edinburgh

5-10 Dock Place, Leith, EH6 6LU
0131 555 7055
property@watermans.co.uk

Glasgow

193 Bath Street, Glasgow, G2 4HU
0141 483 8325
westcoast@watermans.co.uk



ēspc rightmove Zoopa.co.uk

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