

40 ROSEBURN DRIVE
ROSEBURN, EDINBURGH, EH12 5NS

CURRAN & CO
PROPERTY



40 ROSEBURN DRIVE
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OFFERS OVER £300,000



'40 Roseburn Drive is a charming terrace house which is finished to an exceptionally high standard throughout, and situated on a quiet residential street within sought-after Roseburn'

- Quiet Residential Street
- Living Room with Space for Dining
- Contemporary Kitchen
- Two Double Bedrooms
- Modern Bathroom
- Gas Central Heating & Double Glazing
- Private Front & Rear Gardens
- Unrestricted On-street Parking



Description

40 Roseburn Drive is a charming two bedroom terrace house, which is finished to an exceptionally high standard throughout. Situated on a quiet residential street within sought-after Roseburn, the house is within short walking distance of Roseburn Park, an array of excellent local amenities, and efficient public transport links into the nearby city centre.

The accommodation comprises: entrance vestibule; spacious living room with stripped wood flooring, bay window, wood burning stove with solid wood mantle, space for a dining area, and under-stair cupboard with fitted storage; recently updated kitchen with base and wall-mounted units and fitted storage, stylish tiled splashback, integrated oven with stainless steel gas hob and extractor

hood, fridge/freezer and freestanding dishwasher; stair to upper landing with access to generous partially-floored attic storage space; double bedroom 1 with fitted wardrobes and shelved press; double bedroom 2; and modern, tiled bathroom with shower over the bath, heated chrome towel-rail and fitted unit. Further benefits of this property include gas central heating and double glazing throughout.

Externally there is a front garden with gated path, low maintenance astroturf lawn, log store and bike store. The enclosed rear garden boasts an astroturf lawn and small decked area. Unrestricted on-street parking is available to the front of the property and on surrounding streets.

Extras

Extras to be included in the sale are curtains and blinds, integrated kitchen appliances and freestanding dishwasher.

EPC Rating

The energy efficiency rating of this property is band C.

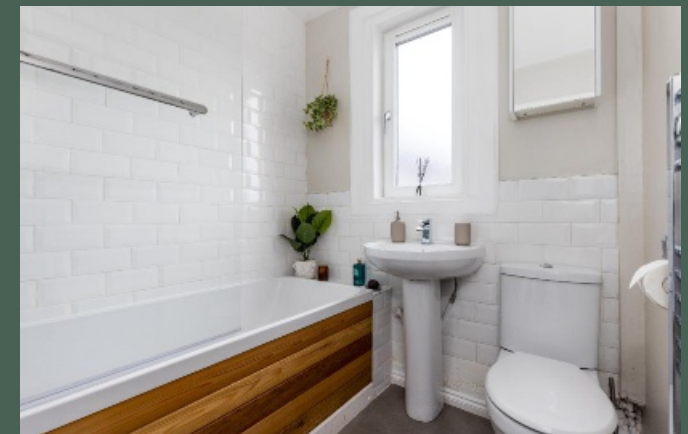
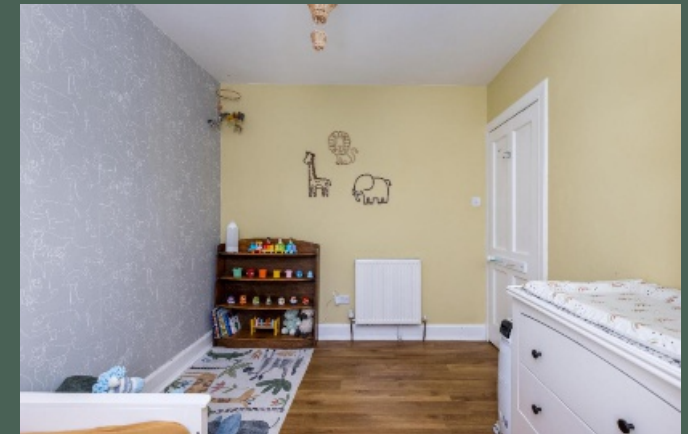
Council Tax

This property is subject to council tax band D.

Viewing

Viewing is by appointment only. Please contact our office to arrange a suitable time.







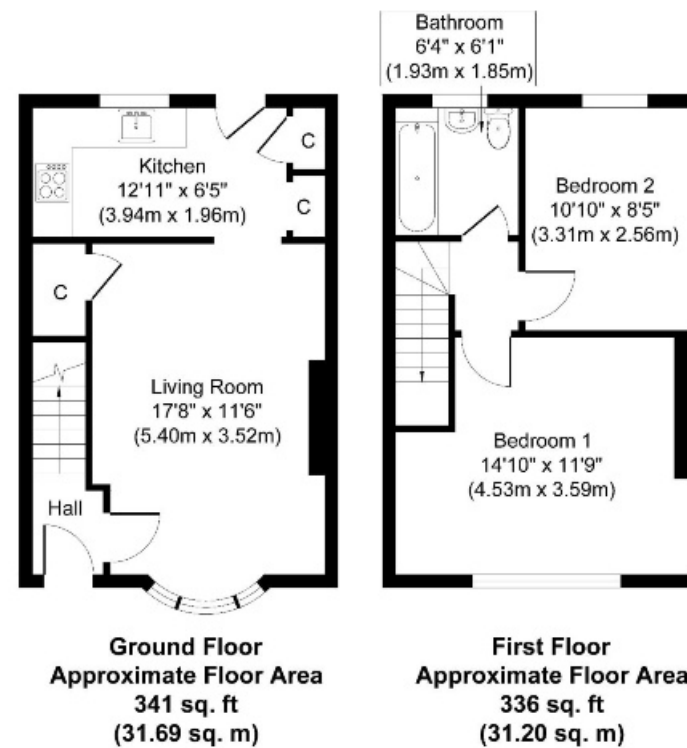
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Disclaimer

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of a contract.
All measurements are approximate and are generally taken from the widest point.