

38/4 ROSEBURN STREET
ROSEBURN, EDINBURGH, EH12 5PN

CURRAN & CO
PROPERTY



38/4 ROSEBURN STREET
ROSEBURN, EDINBURGH, EH12 5PN

OFFERS OVER £200,000



'An ideal first time buy, the property is of move-in condition throughout and is well-positioned to take advantage of Roseburn's excellent amenities and easy access to the nearby city centre'

- Traditional Victorian Tenement
- Spacious Living / Dining Room
- Double Bedroom with Alcove & Storage
- Well-equipped Kitchen
- Modern Bathroom
- Gas Central Heating & Double Glazing
- Charming Shared Rear Garden
- Unrestricted on-Street Parking



Description

38/4 Roseburn Street is a beautifully presented and exceptionally spacious one bedroom first floor flat, which forms part of a Victorian tenement building in sought-after Roseburn. An ideal first time buy, the property is of move-in condition throughout and is well-positioned to take advantage of Roseburn's excellent amenities and easy access to the nearby city centre.

Entered through the well-maintained communal stair via a secure door entry system, the accommodation comprises: entrance hall with storage cupboard; generously proportioned living room with decorative tiled fire place, shelved Edinburgh press and space for a dining area; well-equipped kitchen with base

and wall-mounted units, integrated electric oven, ceramic hob and extractor hood, and freestanding washing machine and fridge/freezer; sizeable double bedroom which is situated to the rear of the building overlooking the rear garden, and boasts a large storage cupboard and alcove (ideal as a home office or additional storage space); and modern, fully-tiled bathroom with shower over the bath and heated chrome towel-rail.

Further benefits of this property include gas central heating, double glazing, original internal doors, and stripped wood flooring throughout the hall and living room.

Externally there is a well-kept shared rear garden, and unrestricted parking to

the front of the building and on surrounding streets.

Extras

Extras to be included in the sale are all carpet and floorcoverings, curtains and blinds, and kitchen appliances.

EPC Rating

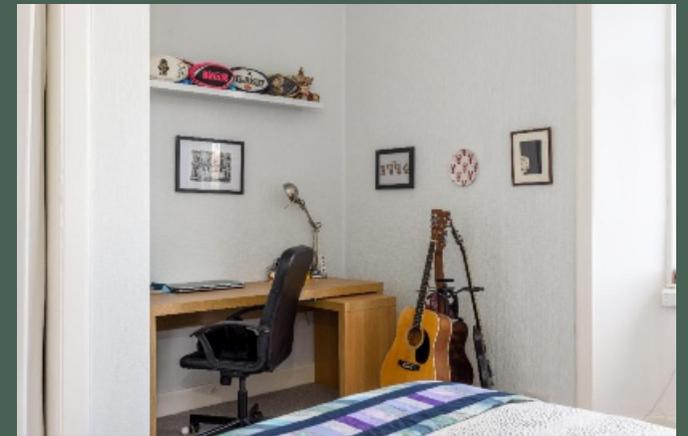
The energy efficiency rating for this property is band C.

Council Tax

This property is subject to council tax band B.

Viewing

Viewing is by appointment. Please contact our office to arrange.





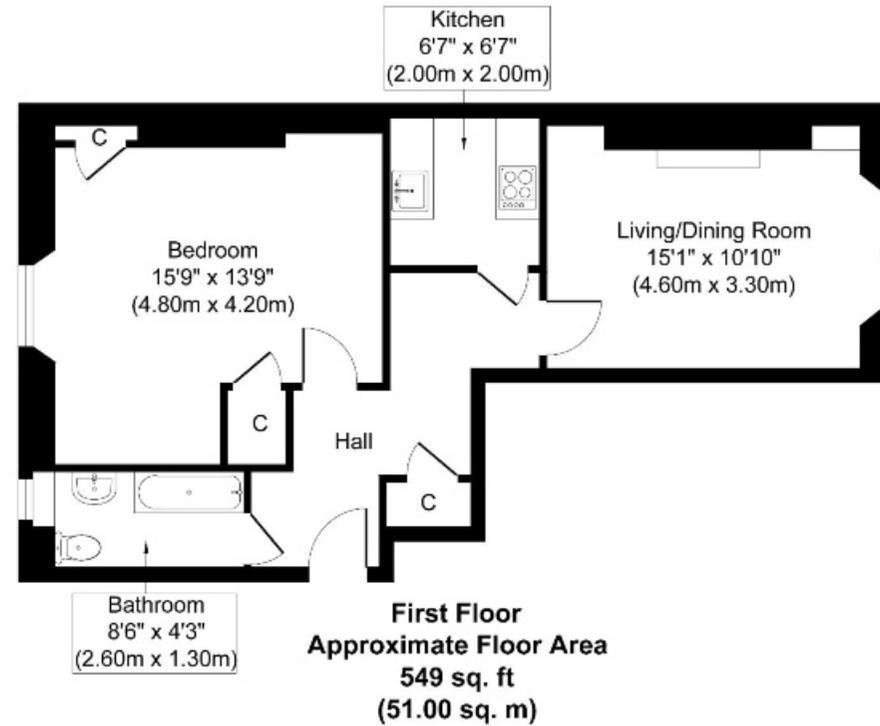
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Disclaimer

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.