

37/3 ROSEBURN TERRACE

ROSEBURN, EDINBURGH, EH12 5NQ

CURRAN & CO
PROPERTY



37/3 ROSEBURN TERRACE
ROSEBURN, EDINBURGH, EH12 5NQ

OFFERS OVER £300,000



'Having been meticulously renovated to a high standard throughout, the property forms part of a Victorian tenement building situated in sought-after Roseburn'

- Victorian Tenement Building
- Impressive Bay Windowed Living Room
- Spacious, Well-equipped Kitchen
- Two Double Bedrooms
- Recently Renovated Bathroom
- High Quality Finish Throughout
- Shared Rear Garden & On Street Parking
- Excellent Local Amenities & Transport Links



Description

37/3 Roseburn Terrace is an immaculately presented, bright and exceptionally spacious two bedroom second floor flat. Having been meticulously renovated to a high standard throughout, the property forms part of a Victorian tenement building situated in sought-after Roseburn and is well placed to take advantage of the excellent local amenities and easy access into the nearby city centre.

Entered through the well-maintained communal stair via a secure door entry system, the accommodation comprises: welcoming entrance hall with storage cupboard; impressive living room with feature fireplace, ornate cornicing, fitted shelving, bay window and ample space

for a dining area; modern, well-equipped kitchen with base and wall-mounted units, tiled splashback, integrated oven, induction hob and extractor hood, and space for freestanding appliances; double bedroom one situated to the back of the property with expansive fitted storage; double bedroom 2; and bespoke tiled bathroom which boasts a custom made bath with shower above, fitted storage and heated towel-rail.

Further benefits of this property include gas central heating via the combi boiler, double glazing to the rear of the property and secondary glazing fitted to the front.

There is a shared rear garden laid to lawn, and unrestricted parking available on surrounding streets.

Extras

Extras to be included are all curtains, integrated kitchen appliances and the freestanding dishwasher.

EPC Rating

The energy efficiency rating of this property is band C.

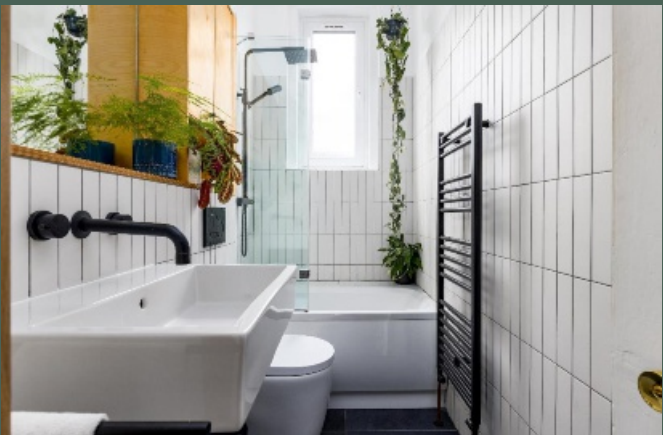
Council Tax

This property is subject to council tax band C.

Viewing

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







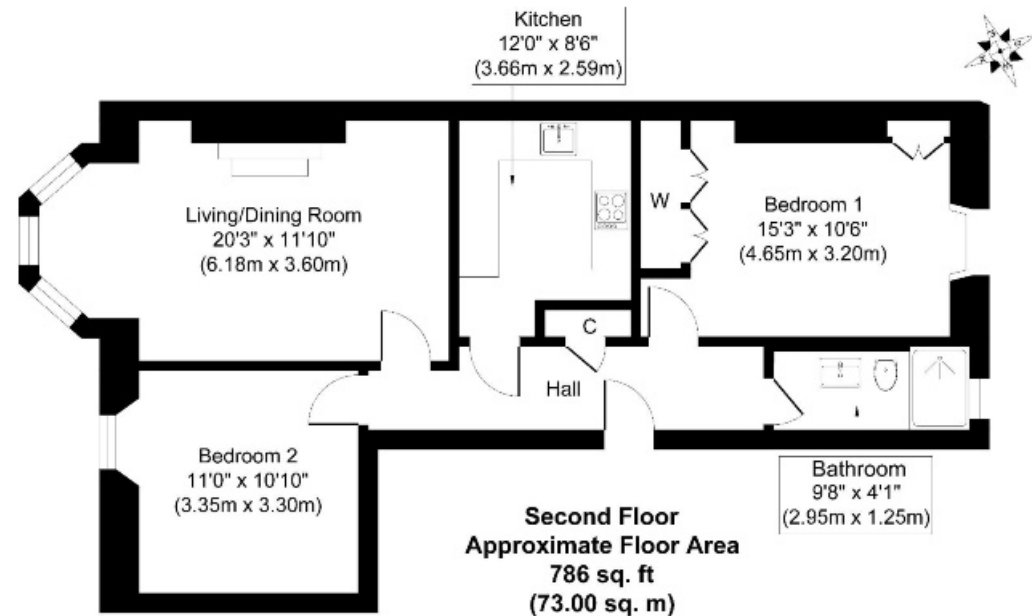
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Disclaimer

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.