

7/3 ROSEBURN GARDENS  
ROSEBURN, EDINBURGH, EH12 5NJ

CURRAN & CO  
PROPERTY





## 7/3 ROSEBURN GARDENS ROSEBURN, EDINBURGH, EH12 5NJ

OFFERS OVER £360,000



'7/3 Roseburn Gardens is a stylishly presented and exceptionally spacious first floor flat, which has been finished to a high standard throughout and is situated in sought after Roseburn'

- First Floor of Victorian Tenement Building
- Spacious Living Room
- Modern Dining Kitchen
- Contemporary Shower Room
- Gas Central Heating & Double Glazing
- Move-in Condition Throughout
- Shared Rear Garden & Unrestricted Street Parking
- Excellent Local Amenities & Transport Links



### Description

7/3 Roseburn Gardens is a stylishly presented and exceptionally spacious three bedroom first floor flat, which forms part of a handsome Victorian tenement building in sought after Roseburn. Finished to a high standard throughout, the property is well-positioned to take advantage of Roseburn's wide array of 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: expansive entrance hall with walk-in sized storage cupboard; living room with feature fireplace, ornate cornicing and shelved press; modern dining kitchen with sizeable cupboard, drinks cabinet

recess with fitted lighting, dining alcove, fitted base and wall-mounted units and integrated oven, induction hob, extractor hood, fridge/freezer, dishwasher, washing machine and wine fridge; double bedrooms 1 and 2, both generously proportioned and featuring original iron fireplaces; single bedroom 3 which would be an ideal home office, nursery or spare bedroom; and recently upgraded, contemporary shower room with walk-in shower enclosure, herringbone tiling, vanity unit with bowl sink and fitted storage, heated towel-rail and brushed gold fittings. Further benefits of this property include gas central heating and double glazing throughout.

Externally there is a shared rear garden

laid to lawn, and unrestricted on-street parking.

### Extras

Extras to be included in the sale are all floorcoverings, curtains and blinds, freestanding wardrobe in bedroom 1, integrated kitchen appliances.

### EPC Rating

The energy efficiency rating for this property is band C.

### Council Tax

This property is subject to council tax band D.









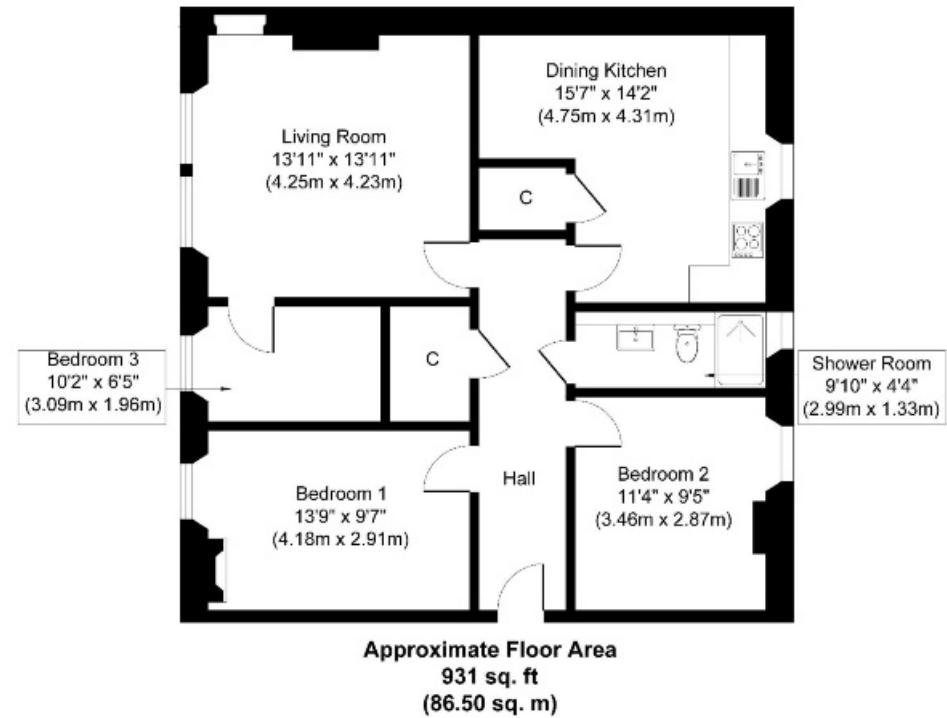
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## Disclaimer

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.