

98 ROSEBURN STREET
ROSEBURN, EDINBURGH, EH12 5PL

CURRAN & CO
PROPERTY



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OFFERS OVER £265,000



'98 Roseburn Street is an immaculately presented and exceptionally spacious upper flat, which offers buyers accommodation of move-in condition throughout'

- Spacious Main Door Upper Flat
- Living / Dining Room
- Contemporary Kitchen
- Modern Bathroom
- Gas Central Heating & Double Glazing
- Expansive Floored Attic Space
- Private Garden
- Excellent Transport Links & Local Amenities



Description

98 Roseburn Street is an immaculately presented and exceptionally spacious upper flat, which boasts a recently installed kitchen, private garden and offers buyers accommodation of move-in condition throughout. Situated in sought-after Roseburn, this property is ideally positioned to take advantage of an excellent array of local amenities and transport links, including Murrayfield Tram Stop and nearby Roseburn Park.

The accommodation comprises: entrance vestibule; stair to first floor landing with utility cupboard with space for a washing machine and dryer, and access via an access hatch and ladder to the sizeable floored attic space, with potential to convert (subject to obtaining all necessary local authority consents); generously

proportioned living room/dining room with fitted shelving and view of nearby Murrayfield Stadium; contemporary kitchen with base and wall-mounted units with LED lighting, tiled splashback and integrated oven, induction hob, extractor hood, fridge/freezer and microwave; expansive double bedroom 1 with fitted bay window seat; double bedroom 2 with useful fold-down 'Murphy' bed; and modern bathroom with shower over the bath.

Further benefits of this property include gas central heating, double glazing, original panelled internal doors and stripped original wood floorboards throughout (excluding the kitchen, bathroom and stair).

Externally there is a private, enclosed

garden to the side of the property with lawn, gravelling, hedging and flower bed. To the rear of the property there is a private gravelled area featuring a garden shed, and an area for off-street parking of a small car.

Extras

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

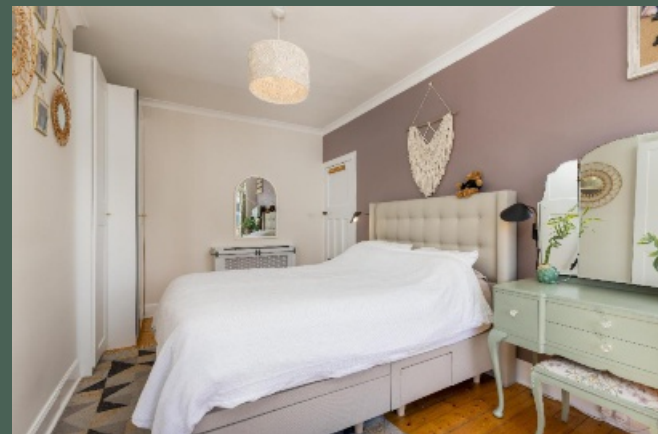
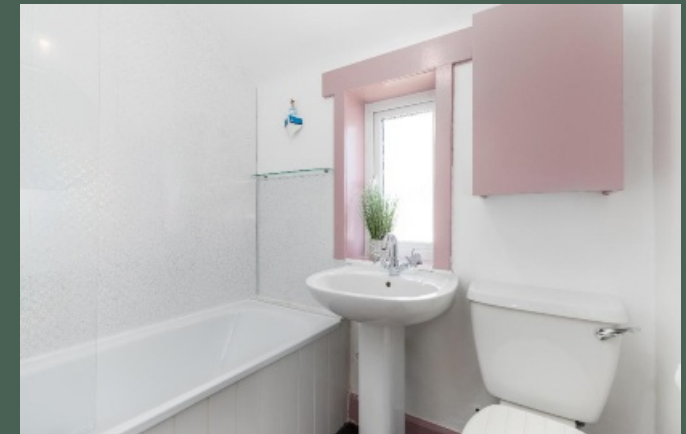
EPC Rating

The energy efficiency rating for this property is band D.

Council Tax

This property is subject to council tax band D.







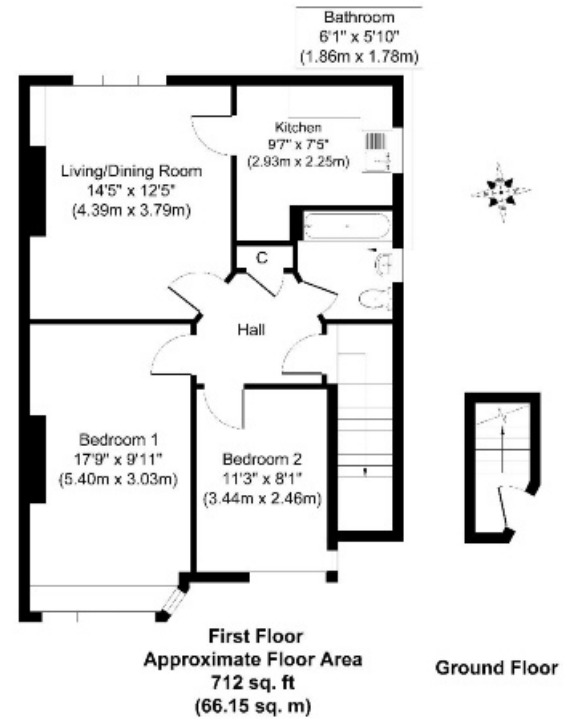
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Disclaimer

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.