

102 ROSEBURN STREET
ROSEBURN, EDINBURGH, EH12 5PL

CURRAN & CO
PROPERTY



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OFFERS OVER £335,000



'Located in the highly sought-after Roseburn area, this stylish home combines classic Art Deco character with contemporary upgrades'

- Recently Renovated & Thoughtfully Extended
- Cosy Living Room with Stove & Bespoke Cabinetry
- Dining Kitchen with Bi-folding Doors & Skylight
- Three Spacious Double Bedrooms
- Modern, Fully-tiled Family Bathroom
- Double Glazing & Upgraded Gas Central Heating
- Private, Secluded Rear Garden & Gated Driveway
- Prime Location Nearby to Murrayfield Tram Stop



Description

102 Roseburn Street is a beautifully renovated and extended three-bedroom lower flat, located in the highly sought-after Roseburn area. This stylish home combines classic Art Deco character with contemporary upgrades, offering a high-quality finish throughout along with a private garden and gated driveway.

The accommodation comprises: a welcoming entrance hall with two generous storage cupboards; bright living room with multi-fuel stove, fitted cabinetry, and ambient lighting; contemporary dining kitchen extension with bi-fold doors to the garden, skylight with ambient LED lighting and electronic blind, sleek wall and base units, pantry storage, quartz worktops, and integrated

appliances including an AEG induction hob, Bosch oven, Samsung fridge/freezer, Neff dishwasher, and AEG washing machine; double bedroom 1 with bay window and ample space for wardrobes and dressing area; double bedroom 2; double bedroom 3 with fitted wardrobe; and modern, fully-tiled family bathroom with shower over bath and vanity storage.

Additional features include double glazing, gas central heating via a 2023-installed combi boiler and radiators, ornate coving in the hallway and living room, and engineered semi-solid wood flooring throughout.

Externally, the property benefits from an expansive, recently paved gated

driveway with pebble and planted borders, garden shed and a shared path leading to the front door. To the rear lies a secluded private garden with secure gated access, paved with gravel borders, external light and outside tap.

Extras

Extras to be included are all curtains and blinds, and integrated kitchen appliances.

EPC Rating

The energy efficiency rating of this property is band C.

Council Tax

This property is subject to council tax band D.







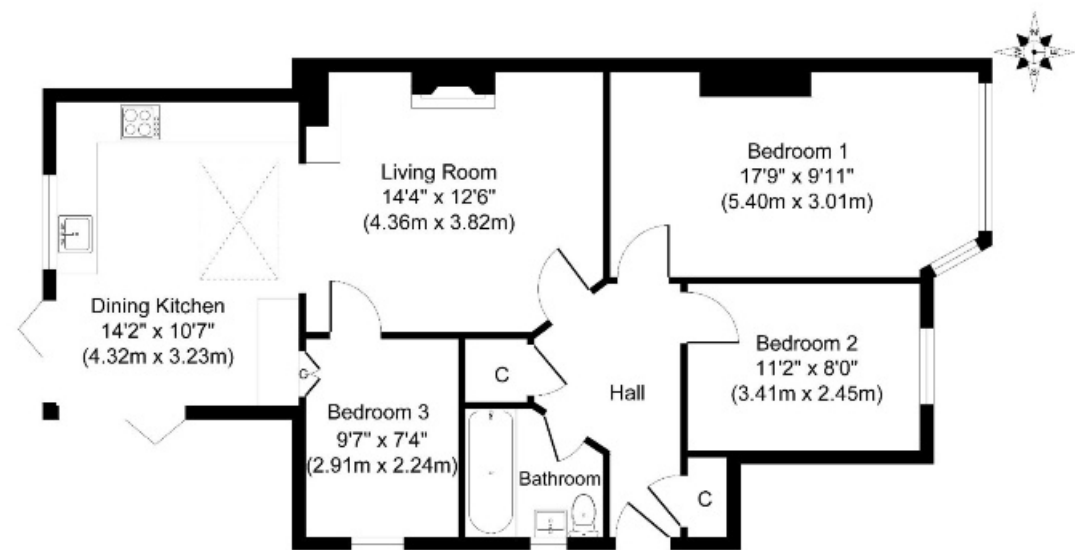
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Ground Floor
Approximate Floor Area
818 sq. ft
(76.00 sq. m)

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.