

30/6 ROSEBURN STREET
ROSEBURN, EDINBURGH, EH12 5PR

CURRAN & CO
PROPERTY



30/6 ROSEBURN STREET
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OFFERS OVER £200,000



'Presented in true move-in condition, 30/6 is ideally located to enjoy Roseburn's wide range of amenities and offers easy access to the nearby city centre'

- Beautifully Presented 1st Floor Victorian Flat
- True Move-in Condition with Stylish Finishes
- Open Plan Living / Dining / Contemporary Kitchen
- Spacious Double Bedroom
- Versatile Box Room (Ideal Office or Guest Space)
- Modern, Fully Tiled Bathroom with Window
- Gas Central Heating & Double Glazing
- Shared Rear Garden & Unrestricted Parking



Description

Forming part of a traditional Victorian tenement, 30/6 Roseburn Street is a beautifully presented and generously proportioned one-bedroom first-floor flat. In true move-in condition, it is ideally located to enjoy Roseburn's wide range of amenities and offers easy access to the nearby city centre.

Accessed via a secure entry system and a well-maintained communal stair, the accommodation comprises: a welcoming entrance hall with storage cupboard; bright living room with Edinburgh press, fitted shelving, wall-mounted fireplace and a

sizeable pantry housing the washing machine; contemporary fitted kitchen with sleek base and wall units, under-unit lighting, integrated electric oven, stainless steel gas hob and fridge; spacious double bedroom featuring an ornate fireplace, coving and Edinburgh press; a versatile box room—accessible from both the bedroom and hallway - ideal as a home office or guest space; and a modern, fully tiled bathroom with shower over bath. The property further benefits from gas central heating and upgraded double glazing throughout.

Externally, there is a shared rear

garden laid to lawn and ample unrestricted on-street parking.

Extras

Extras to be included in the sale are all curtains and blinds, integrated kitchen appliances and the freestanding washing machine.

EPC Rating

The energy efficiency rating of this property is band C.

Council Tax

This property is subject to council tax band B.







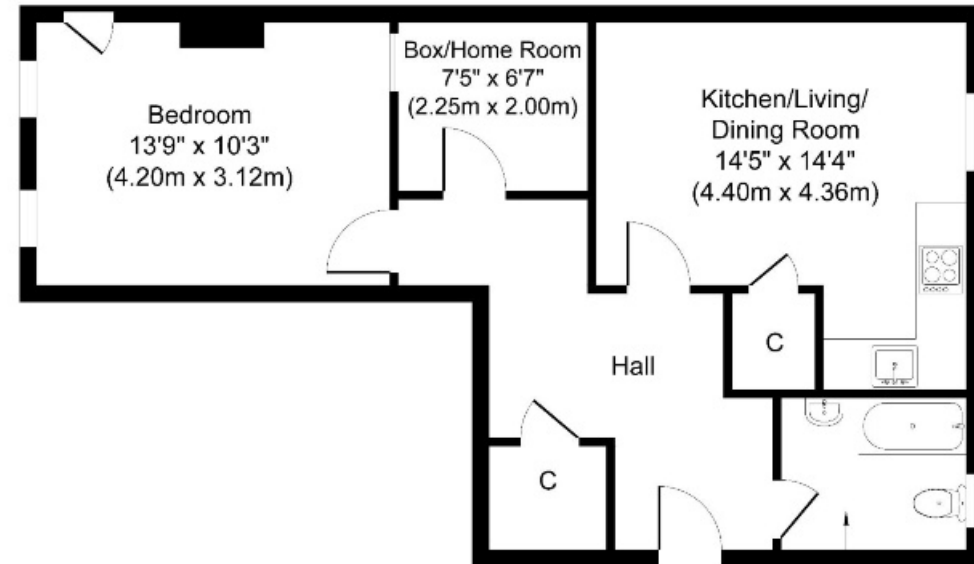
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First Floor
Approximate Floor Area
549 sq. ft
(51.00 sq. m)

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.