

51 (BF) ROSEBURN TERRACE
ROSEBURN, EDINBURGH, EH12 5NQ

CURRAN & CO
PROPERTY



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FIXED PRICE £235,000



'51 (BF) Roseburn Terrace is a bespoke and immaculately presented two-bedroom flat, situated within a traditional Victorian tenement building'

- Immaculate Two-Bedroom Flat
- Bright Open-Plan Living Space
- Contemporary Kitchen
- Two Spacious Double Bedrooms
- Modern Shower Room with Utility Area
- Gas Central Heating & Double Glazing
- Move-in Condition Throughout
- Shared Garden & Nearby On-Street Parking



Description

51 (BF) Roseburn Terrace is a bespoke and immaculately presented two-bedroom flat, situated within a traditional Victorian tenement building. Featuring contemporary finishes throughout, the property is ideally positioned to take advantage of Roseburn's wide range of local amenities and regular transport links into the nearby city centre.

Accessed via a secure door entry system into a well-maintained communal stair, the accommodation comprises: entrance hall with generous storage cupboard; expansive open-plan living space incorporating a sitting room and south-facing window, dining

area with room for a dining table and chairs or a freestanding island, and a modern kitchen fitted with base and wall-mounted units, integrated oven, ceramic hob, extractor hood and dishwasher, plus freestanding fridge/freezer; two double bedrooms; and a stylish shower room with large glass enclosure, fitted units, and utility space housing the washing machine. Additional benefits include gas central heating and double glazing.

Externally, there is a shared rear garden and unrestricted on-street parking available nearby.

Extras

Extras to be included are all curtains and blinds, integrated and freestanding kitchen appliances, and the washing machine. Other items are available by separate negotiation.

EPC Rating

The energy efficiency rating of this property is band D.

Council Tax

This property is subject to council tax band B.

Viewing

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







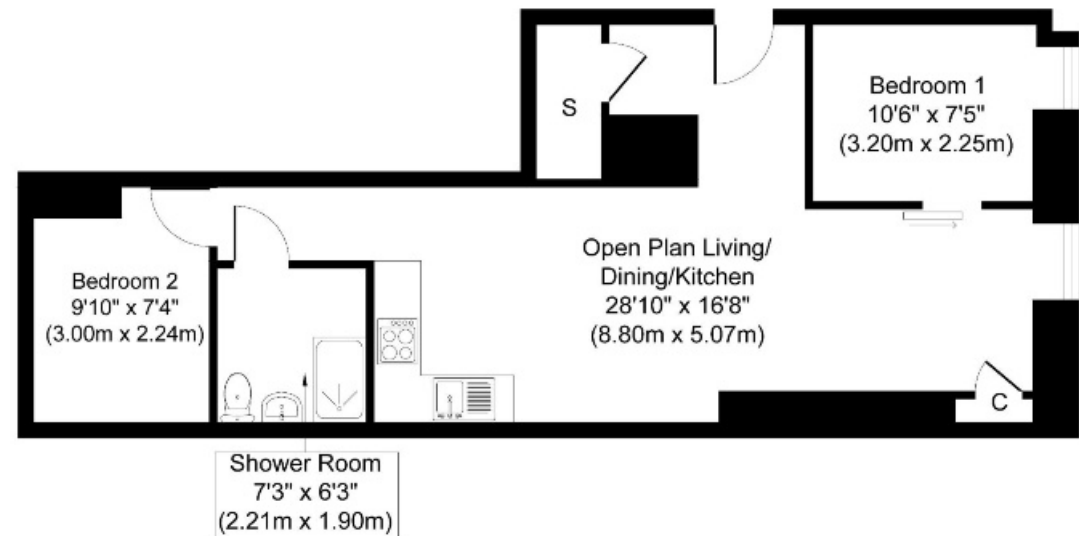
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Approximate Floor Area
581 sq. ft
(54.00 sq. m)

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.