

24/6 ROSEBURN TERRACE
ROSEBURN, EDINBURGH, EH12 6AW

CURRAN & CO
PROPERTY



24/6 ROSEBURN TERRACE ROSEBURN, EDINBURGH, EH12 6AW

OFFERS OVER £275,000



'Overlooking the beautiful communal rear garden, the property offers exceptional peace and quiet and is presented in true move-in condition throughout'

- Expansive Accommodation of Move-in Condition
- Second Floor of Victorian Tenement Building
- Quiet Position Overlooking Communal Garden
- Bay-Windowed Living Room
- Dining Kitchen with Utility Room
- Double Bedroom to Rear
- Modern, Fully-Tiled Shower Room
- Gas Central Heating & Double Glazing



Description

24/6 Roseburn Terrace is an immaculately presented, bright and airy one-bedroom second-floor flat forming part of a traditional Victorian tenement in the sought-after area of Roseburn. Overlooking the beautiful communal rear garden, the property offers exceptional peace and quiet, boasts generous storage throughout, and is presented in true move-in condition throughout.

Entered via a well-maintained communal stair with a secure entry system, the accommodation comprises: a welcoming entrance hall with two storage cupboards; an impressive bay-windowed living room featuring ornate corning, a shelved press with storage,

and an alcove with fitted overhead storage - ideal as a home office space; a spacious dining kitchen with fitted units, kitchen island, shelving, a large pantry cupboard, useful Edinburgh pulley, freestanding washing machine, and integrated oven/grill and stainless steel gas hob; a windowed utility room housing the freestanding fridge/freezer and washing machine; a sizeable double bedroom with stripped original wood flooring and ample space for wardrobes; and a modern, fully tiled shower room with a walk-in glass enclosure and heated chrome towel rail. Additional benefits include gas central heating and high-quality double glazed sash & case windows.

Externally, there is an idyllic shared rear

garden with a well-kept lawn, mature borders, and trees, as well as unrestricted on-street parking available nearby.

Extras

Extras to be included are all curtains and kitchen appliances. Other items are available by separate negotiation.

EPC Rating

The energy efficiency rating of this property is band C.

Council Tax

This property is subject to council tax band C.







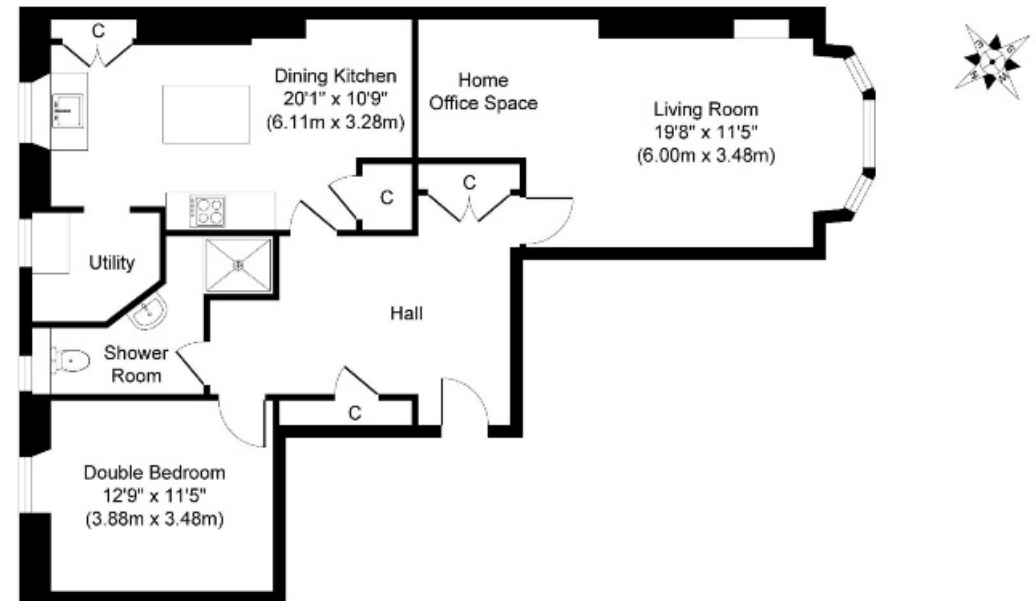
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Second Floor
Approximate Floor Area
861 sq. ft
(80.00 sq. m)

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.