

32/2 ROSEBURN STREET
ROSEBURN, EDINBURGH, EH12 5PR

CURRAN & CO
PROPERTY



32/2 ROSEBURN STREET
ROSEBURN, EDINBURGH, EH12 5PR

OFFERS OVER £195,000



'An immaculately presented one-bedroom ground floor flat, recently refurbished to an exceptionally high standard throughout and showcasing high-end finishes and stylish presentation'

- Immaculately Presented Ground Floor Flat
- Recently Refurbished to High Standard
- Contemporary Open-Plan Living / Dining / Kitchen
- Spacious Double Bedroom with Home Office
- Stylish Fully Tiled Shower Room
- Gas Central Heating & Double Glazing
- Well-Kept Communal Garden & On-Street Parking
- Excellent Local Amenities & Nearby Tram Stop



Description

32/2 Roseburn Street is an immaculately presented one-bedroom ground floor flat, recently refurbished to an exceptionally high standard throughout and showcasing high-end finishes and stylish presentation. Forming part of a traditional Victorian tenement in ever-popular Roseburn, with excellent local amenities, transport links, and the nearby city centre, this property is an ideal first-time buy or city pied-à-terre.

Entered via a secure door entry system into the well-maintained communal stair, the accommodation comprises: entrance hall with three generous storage cupboards, one of which is of walk-in size and currently utilised as a

wardrobe; open-plan living room/kitchen with utility cupboard and a fitted window seat with storage beneath, creating an ideal dining area; contemporary fitted kitchen with base and wall-mounted units, stone worktops, Belfast sink, and integrated appliances (oven, induction hob, extractor hood, fridge/freezer, and dishwasher); spacious double bedroom with ample space for a home office setup; and a stylish, fully tiled shower room with fitted shelving, walk-in shower enclosure, and fitted sink unit with storage and LED mirror. Further benefits include gas central heating, double glazing, and stripped original wood flooring throughout.

Externally, there is a well-kept

communal garden laid to lawn, and unrestricted on-street parking is available to the front of the building.

Extras

The sale includes all fitted 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 B.

Viewing

Please contact our office to arrange a private viewing of this property.







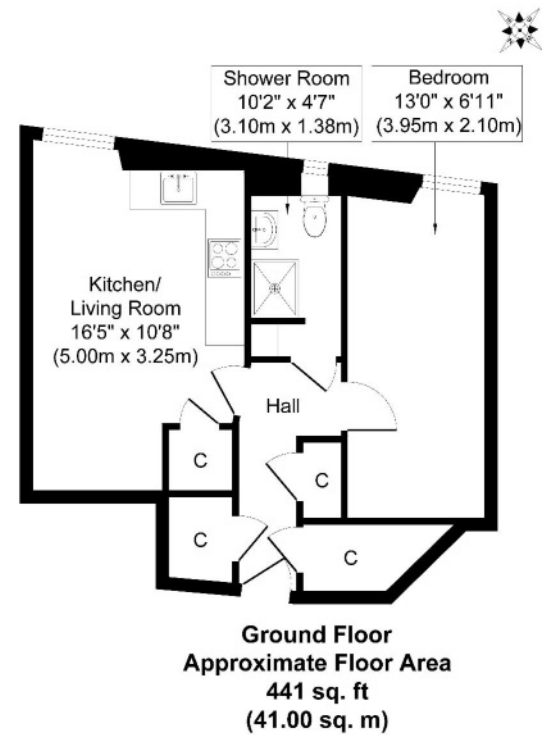
CURRAN & CO PROPERTY

33 Roseburn Terrace
Edinburgh
EH12 5NQ

T 0131 259 9177

E info@curranandcoproperty.co.uk

W www.curranandcoproperty.co.uk



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.