










Offers Over
£190,000

40/6 Roseburn Street

Roseburn | Edinburgh | EH12 5PN

This attractive, exceptionally bright 1st floor flat forms part of a traditional tenement in the heart of Roseburn, within easy reach of excellent amenities and transport links with the city centre within easy walking distance.

-  1 Bedroom
-  1 Public room
-  1 Bathroom
-  Communal Gardens
-  On-street parking
-  EPC Rating – C
-  Council Tax Band - B



Description

This lovely and spacious home shall undoubtedly appeal to the first time buyer/couple seeking a great home in an excellent location and shall also appeal to that of the rental investor, given the close proximity of the city centre. Accessed via a secure entryphone system into the communal stairwell, the accommodation comprises; entrance hallway enhanced with sanded flooring with large storage cupboard, there is an attractive twin windowed lounge situated to the front with feature fireplace and shelved press. The kitchen is fitted with a range of wall and base units with electric cooker, fridge and washing machine included in the sale. There is a cleverly designed open hatch from the kitchen to the lounge, affording good natural light. Located to the rear, is a particularly generous double bedroom with excellent storage facilities including a cupboard housing the combi boiler, a further deep storage cupboard with light and a cleverly utilised recess with built-in platform bed and wardrobes below. Lastly the bathroom comprises of a white three piece suite with electric shower over bath. Further benefits include gas central heating with combi boiler (installed circa 2021) and double glazed window units.



Extras

All the fitted floor coverings, light fittings, curtains, blinds and shutters shall be included in the sale together with the electric cooker, fridge freezer and washing machine.

Gardens and parking

There is a communal garden located to the rear of the building and unrestricted parking is available to the front and surrounding areas.

Viewing

By appointment with Neilsons on 0131 625 2222.



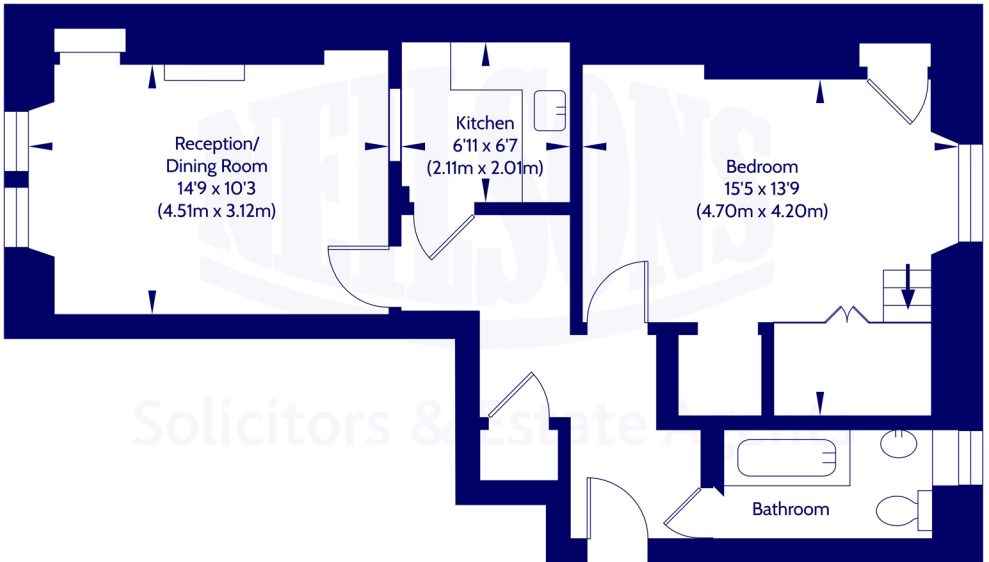


Location

Roseburn is a charming district situated to the west of Edinburgh's City Centre and offers an excellent range of local shops, cafes and restaurants throughout the area, including a Tesco Express and a Sainsbury's supermarket slightly further afield in neighbouring Murrayfield. The highly regarded Roseburn Primary school is just a short walk away and for secondary education, Craigmount High School falls within the school catchment for the area, easily accessible via the A8. The West End, Princes Street and George Street are only a short walk away offering all the facilities of the City Centre. There are excellent transport links with a frequent bus service, nearby Haymarket train station and Murrayfield tram stop, Cycle Paths to Cramond/Forth Road Bridge and the recently opened City Centre West-East Link cycle route. Leisure facilities include the open spaces of Roseburn Park, Murrayfield Stadium and Edinburgh Zoo, with the stunning Water of Leith walkway providing pleasant walks and linking with the fashionable Stockbridge area of the city.



Approx. Gross Internal Floor Area 51.49 Sq M / 554 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
© 2024 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



Solicitors & Estate Agents

Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills & Powers of Attorney
- Estate Planning
- Executries
- Powers of Attorney

For helpful, friendly, personal advice, get in touch.

✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office
138 St John's Road
Edinburgh

Property Department
142 St John's Road
Edinburgh

City Centre
2a Picardy Place
Edinburgh

South Queensferry
37 High Street
South Queensferry

Bonnyrigg
72 High Street
Bonnyrigg

