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Offers Over

**£40,000**

## Garage 17, Balbirnie Place

Roseburn | Edinburgh | EH12 5JF

A fantastic opportunity has arisen to purchase this rarely available single garage situated on the periphery of Edinburgh City Centre.

This versatile garage would lend itself to variety of uses such as overspill storage, a workshop space and parking for the commuter, being well placed for quick access to the city centre. Murrayfield Stadium 'the home of Scottish Rugby', Edinburgh Zoo, and Edinburgh International Airport are all within close proximity. Local shops, bus links and a tram stop to the city are all close by with Haymarket Train Station just a short walk away, together with the iconic Princes Street and Edinburgh Castle.



## Location

Roseburn is situated to the West of Edinburgh's City Centre, and offers an excellent range of local businesses, cafes and shops for everyday essentials and recreational needs. Multiple world class businesses, hospitality, leisure developments and public transport are within reasonable walking distance. The capital's famous Princes Street and Haymarket Train Station can be easily reached on foot or by nearby public transport links. The City of Edinburgh Bypass linking to the main Scottish motorway network is close-by and bus links are en-route close by to many Scottish tourist attractions. Nearby leisure facilities include extensive parkland, the Water of Leith Walkway, Murrayfield Ice Hockey Arena and Tynecastle Stadium with conference, award winning catering and accommodation.

## Floorplan



Approx. Gross Internal Floor Area 13 Sq M / 140 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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## Viewing

By appointment through Neilsons  
(0131 625 2222).



Scan the QR code  
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floor plan and further  
information.

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