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Offers Over
£255,000

18 Balbirnie Place

Roseburn | Edinburgh | EH12 5JF

A fantastic opportunity has arisen to purchase this rarely available, well presented mid terraced house with charming private gardens, quietly situated within the ever-popular area of Roseburn. The property is very well placed for access to local amenities and fantastic transport links including buses and Murrayfield tram stop, and is sure to appeal to first time buyers, professionals and young families.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Zoned Parking
-  Front and Rear Gardens
-  EPC Rating – C
-  Council Tax Band – C



Description

The accommodation is laid out over two levels with downstairs comprising of welcoming entrance hallway with stairs leading to upper floor, spacious and bright reception/ dining room with useful understair storage cupboard, and an attractive fitted kitchen with door to private rear garden.

Moving upstairs there is a light and airy front facing principal double bedroom with walk in storage cupboard, a good sized single bedroom with rear garden outlook, and a bathroom with a white suite. Further benefits include gas central heating and double glazing.



Extras

All fitted floor coverings, hob and oven, fridge freezer and blinds will be included in sale. Other items are available by separate negotiation.

Gardens & Parking

Beautifully maintained front garden with path to the door. To the rear of the property there is a private, fully enclosed garden laid to lawn with shrubbery and two patio sitting areas, plus a variety of attractive wall features. The rear garden also has the benefits of storage, an outside tap, light and power. Permit/metered parking can be accessed to the front and surrounding areas.

A £50 annual fee is payable to the local Residents Association for maintenance of the communal grounds in the development.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

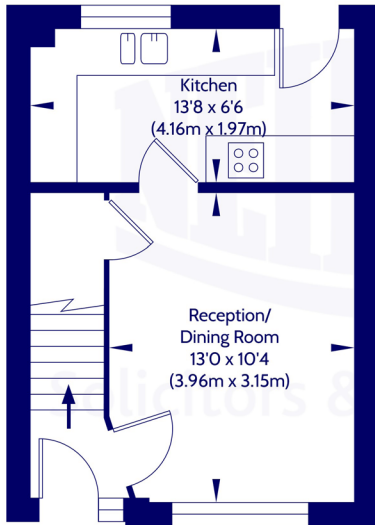
Roseburn is situated to the West of Edinburgh's city centre, and offers an excellent range of local businesses, cafes and shops for everyday essentials and recreational needs. Haymarket Train Station, with its new world class business hospitality and leisure development, the West End and Princes street are all within walking distance or a short bus or tram ride away. Nearby leisure facilities include extensive parkland, the Water of Leith Walkway, Murrayfield Rugby Stadium and concert venue, Tynecastle Football Stadium, with its new conference centre and hotel facilities, Murrayfield Ice Hockey Arena and Edinburgh Zoo. Schooling is well catered for at all levels and The City of Edinburgh Bypass linking to the main Scottish motorway network is close-by.



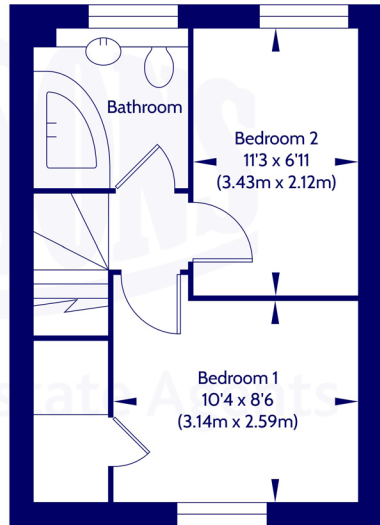


Approx. Gross Internal Floor Area 50 Sq M / 542 Sq Ft.

Ground Floor



1st Floor



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



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