



Solicitors & Estate Agents



Offers Over
£185,000

36/5 Roseburn Street

Roseburn | Edinburgh | EH12 5PN

Forming part of a traditional Edinburgh tenement dating back to circa 1900, this appealing first-floor flat offers a fantastic opportunity for first-time buyers and professionals alike. Perfectly positioned for excellent transport links, the property lies within easy reach of both the tram network and regular bus routes, while a wealth of local amenities, cafés, and shops are just a short walk away. Combining classic tenement charm with modern touches, the property is well maintained throughout and offers scope for further personalisation.

-  1 Bedroom
-  1 Public Room
-  1 Bathrooms
-  On Street Parking
-  Communal Rear Gardens
-  EPC Rating – C
-  Council Tax Band – B



Description

A welcoming hallway with shelved storage leads to the bright reception room, set to the front of the building. This comfortable living space features modern décor, fitted carpet, and a separate plumbed utility cupboard for added convenience. The adjoining kitchen provides a practical layout with fitted wall and base units, shelving for additional storage, and easy-care tiling to the splash areas. The generous double bedroom is quietly positioned and benefits from wooden flooring, ample built-in wardrobes, and excellent storage options. A spacious box room offers flexible use as a home office, study, or hobby space, enhancing the property's versatility. Completing the accommodation, the bathroom features a white three-piece suite with a shower over the bath and tiling for easy maintenance.

Further benefits include gas central heating and double glazing, ensuring year-round comfort and efficiency



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens & Parking

On-street parking is available for residents and visitors, and to the rear of the building is a sunny and spacious communal garden, mostly laid to lawn, providing an inviting outdoor retreat in the heart of the city.

Viewing

Please contact Neilsons on 0131 625 2222.





Location

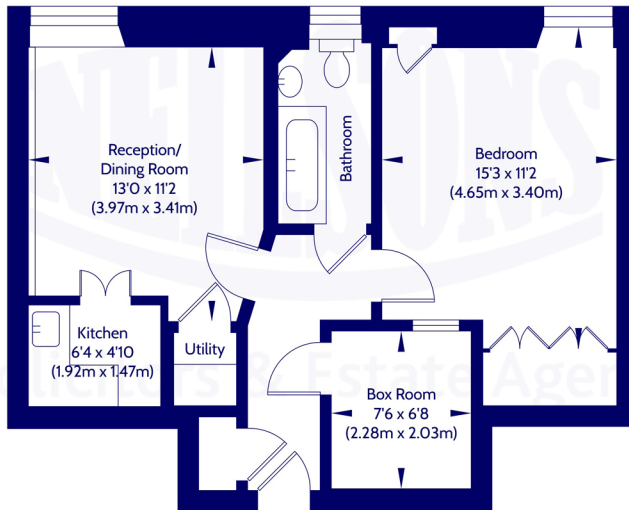
Roseburn is situated to the West of Edinburgh's City Centre and offers an excellent range of local shops including a Tesco Express with a Sainsbury's supermarket slightly further afield in neighbouring Murrayfield. Haymarket Train Station, the West End and Princes Street are only a short walk or bus/tram journey away offering all the facilities of the City Centre with the trams and buses also linking directly with Edinburgh International Airport. The City of Edinburgh Bypass linking the main Scottish motorway network is also close at hand, providing an ideal base for the commuter. Nearby leisure facilities include the open spaces of Roseburn Park, Murrayfield Sports Stadium, Murrayfield Ice Rink and Edinburgh Zoo with the Water of Leith walkway providing pleasant walks and linking with the fashionable Stockbridge district of the city.





Approx. Gross Internal Floor Area 46 Sq M / 495 Sq Ft. or thereby

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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