



# Beautifully presented

## One bedroom, first floor flat



Beautifully presented one-bedroom first-floor flat, forming part of a traditional Edinburgh tenement building on the highly desirable Roseburn Street. This attractive home offers bright, well-proportioned accommodation, finished to a high standard throughout and thoughtfully designed to combine character with modern comfort. The property features a stylish open-plan lounge and kitchen, creating a sociable and contemporary living space. The kitchen is fitted with high-specification units and integrated appliances, offering both practicality and a sleek, modern finish. The spacious double bedroom has excellent built-in storage, a lovely period fireplace and access to the box room, ideal as a home office. The shower room has been very nicely designed with a rainfall shower and smart tiling. Gas central heating and triple glazing ensure excellent energy efficiency and year-round comfort. To the rear, residents enjoy access to a well-maintained shared garden, providing a peaceful outdoor retreat within this popular city location. Ideally situated close to a wide range of local amenities, excellent transport links, and with easy access to the city centre, Haymarket and the West End, this impressive flat will appeal to first-time buyers, professionals and investors alike.

### Key Features

- Communal entrance
- Hall
- Open plan kitchen/living room
- Double bedroom
- Box room
- Shower room
- Triple glazing
- Gas central heating
- Communal garden
- Un-restricted, on-street parking





## Roseburn

Roseburn is situated to the West of Edinburgh's City Centre and offers an excellent range of local shops including a Tesco Direct with a Sainsbury's supermarket only slightly further afield. 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.



## Extras

All fitted floor coverings, blinds, light fittings, oven, hob, dish washer, washing machine and fridge freezer are included in the sale. The furnishings as seen can be sold by separate agreement (no warranties given).

## Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email [property@elpamsolicitors.co.uk](mailto:property@elpamsolicitors.co.uk)

## Council Tax Band

B

## Home Report Valuation

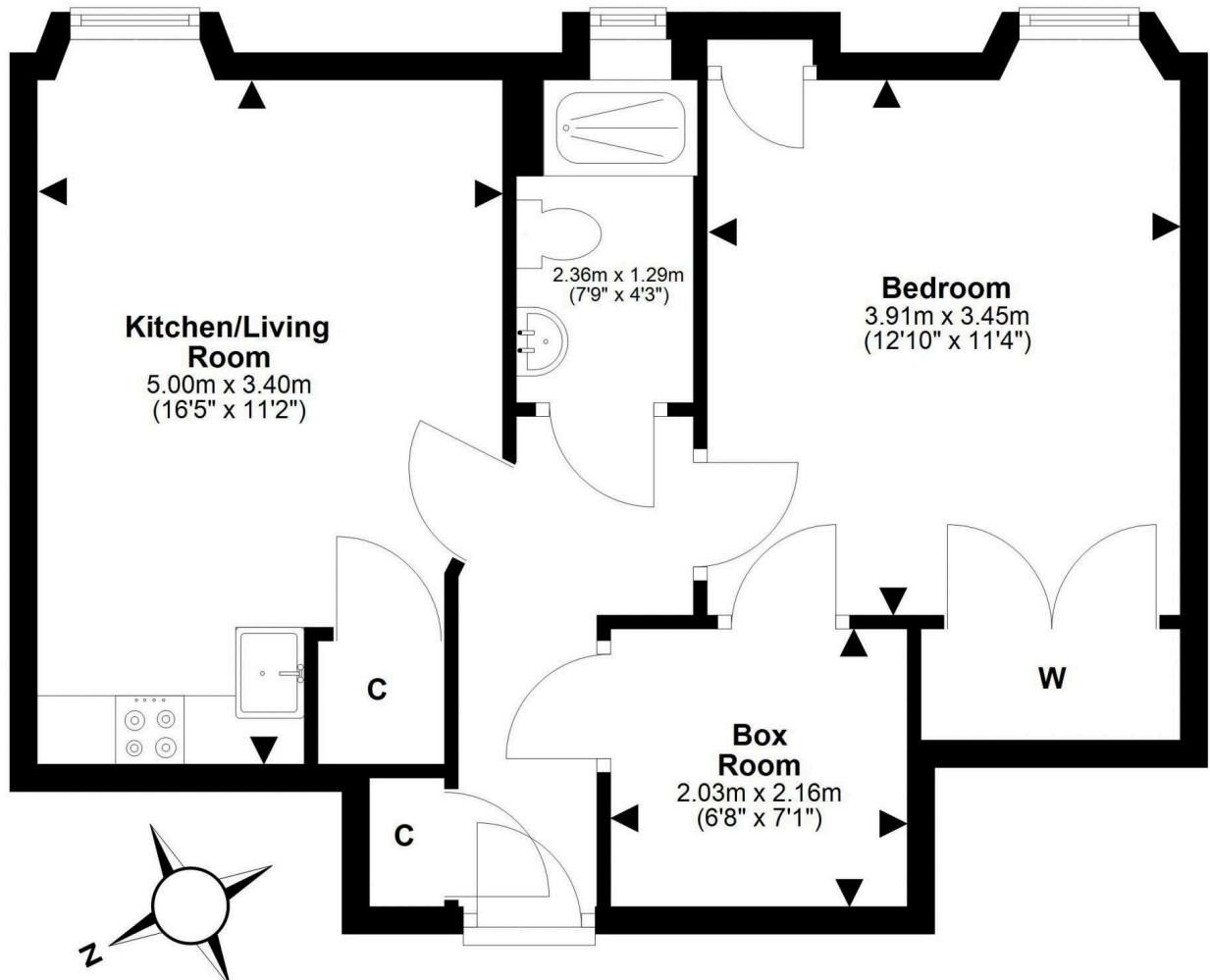
£210,000

## EPC Rating

B

## Tenure

Freehold



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 **CHARTERED FIRM**

89 Main Street, Davidsons Mains, Edinburgh, EH4 5AD ♦ DX 657 Edinburgh ♦ t: 0131 312 7276 ♦ f: 0131 312 6029

e: [property@elpamsolicitors.co.uk](mailto:property@elpamsolicitors.co.uk) ♦ w: [www.elpamsolicitors.co.uk](http://www.elpamsolicitors.co.uk)

Also at: 98 Ferry Road, Leith, Edinburgh, EH6 4PG ♦ DX 550874 Leith ♦ t: 0131 554 8649 ♦ f: 0131 554 8648

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