



28/9 Roseburn Street

Roseburn, Edinburgh, EH12 5PR



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Spacious 1 bedroomed 2nd floor flat, situated in the popular Roseburn district.

- Sitting room/kitchen
- Bedroom
- Boxroom/study
- Bathroom
- Ideal for a first time buyer
- Excellent location close to amenities
- Close to public transport
- Secure entryphone system
- Communal rear garden
- Gas central heating & double glazing



Offers Over: £180,000

EPC Rating: C

Council Tax: B

Tenure: Freehold

Further information can be found in the home report.

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About the Property

Situated in the popular Roseburn district to the west of the city centre, this 1 bedroomed 2nd floor flat is ideal for a first time buyer. Internally the property has been freshly decorated for sale and offers spacious accommodation throughout which would benefit from modest upgrading. The property further benefits from a communal rear garden, secure entryphone system, gas central heating and double glazing.

Extras

To include all fitted floor coverings, curtains, blinds, oven, hob & washing machine.



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Total Area: 50.9 m² ... 548 ft²

All measurements are approximate and for display purposes only.

Location

The Roseburn area is situated within a 5 minute drive of the city centre and offers residents a wide range of local amenities including convenience stores, restaurants/ bars and a hairdressers. Larger shopping facilities can be found at Craighleith Retail Park where there is a Marks & Spencers, Boots and Sainsburys. A host of fast and frequent buses serve the city centre, the Airport and Haymarket Train Station which is only minutes away. The west to east cycle link offers convenient cycle access from Roseburn to the city centre. Many pleasant walks can be enjoyed along The Water of Leith and on Corstorphine Hill and Murrayfield Stadium and Ice Rink, Edinburgh Zoo and a number of private and public golf courses are all easily accessible.





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Although every attempt has been taken to ensure accuracy, the details within the brochure are not guaranteed or warranted and will not form part of any future contract to buy.