



2 Balbirnie Place
ROSEBURN | EDINBURGH | EH12 5JF


warners
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Well-presented one-bedroom end-terraced home set within a popular development in the sought after Roseburn area to the West of the city centre.

The property will make an ideal home for a couple, small family/investor and comprises of an entrance hall straight into the kitchen/dining living room, which is the hub of the home and is a bright and spacious versatile room. The stylish kitchen currently comprises a hob, oven and fan, breakfast bar, built in microwave and fridge/freezer. Upstairs you will find a hallway leading a well-proportioned bedroom with built in storage and completing the accommodation is the modern shower room. The property benefits from double glazing, on street parking and externally there is a private garden with a lawn, patio and shed. Early viewing is highly recommended to avoid missing out.

- One Bedroom End Terraced Home
- Spacious Kitchen/ding/living room
- Stylish fitted kitchen
- Modern shower room
- One bedroom with built in storage
- On street parking and private garden
- Double glazing

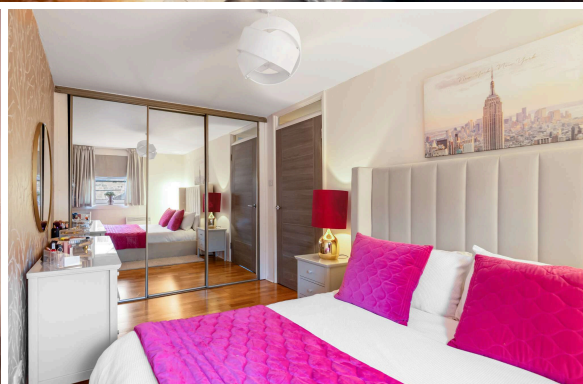
Energy Rating D, Council Tax Band B.

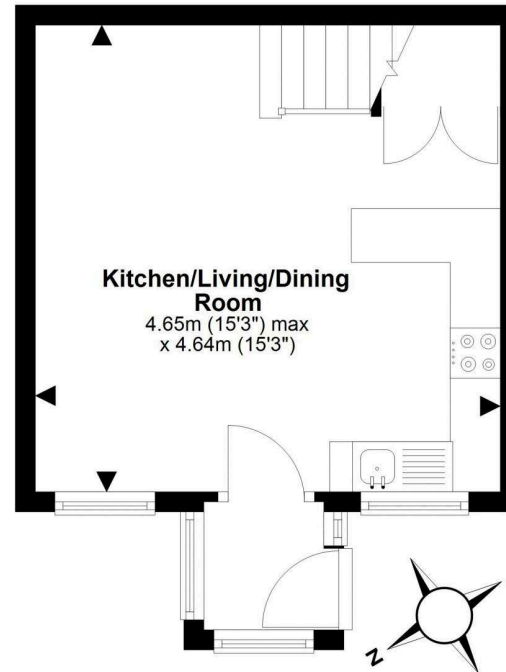
All fixtures, blinds, curtains and integrated appliances will be included in the sale.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

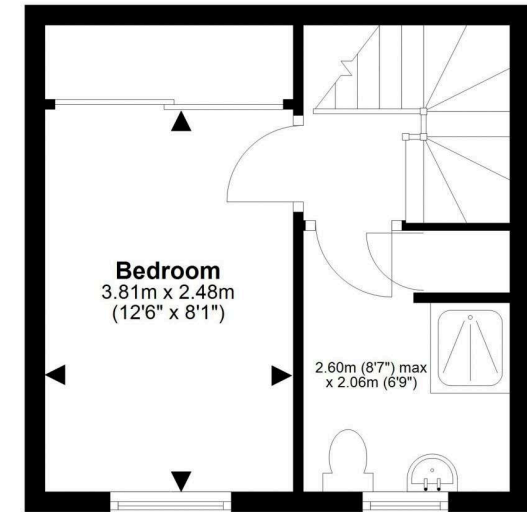


The subjects are located in the popular Roseburn area of Edinburgh, which lies to the west of the city centre. The property is beautifully positioned to take advantage of an excellent range of shopping outlets in the vicinity, mainly small specialist shops serving the local community. There is a Tesco Express on nearby Roseburn Terrace and a large Sainsbury Supermarket at Westfield Road. An alternative choice is available at Corstorphine Village and the Gyle Shopping Centre, with Hermiston Gait just a little further afield.. Heading in an easterly direction, the city centre itself can be easily accessed. Leisurewise the choice is excellent and includes established clubs and organisations, Edinburgh Zoo, Murrayfield Ice Rink and Rugby Stadium and scenic walks alongside the Water of Leith. Schooling is well represented from nursery to senior level. Nearby bus and trams services operate to other parts of the city and surrounding areas, whilst Haymarket Railway Station is only a short journey away. Travelling westwards by car on the A8 allows link-ups to the city bypass and main motorway networks.





Ground Floor



First Floor

This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.