

campbell
smith

25 Roseburn Drive,
Edinburgh,
EH12 5NR



- Excellent extended mid terraced villa in move in condition
- High amenity area close to the city centre
- Driveway offering off street parking
- Stripped apartment doors & sanded floors
- Bay window sitting room with wood burning stove
- Lovely family room/dining kitchen
- 2 double bedrooms
- Bathroom with dual shower over bath
- Attic
- GCH/DG
- May be possible to extend upwards and outwards subject to obtaining the necessary permissions
- Mature screened rear garden with deck

Offers over : £335,000









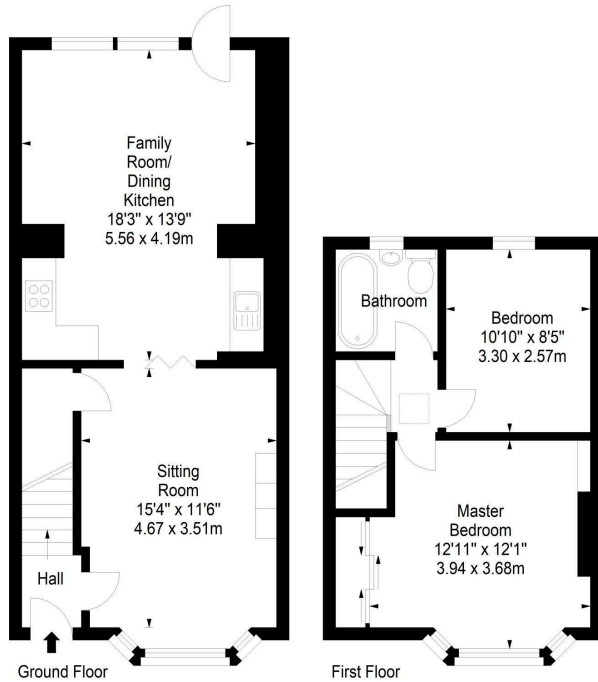
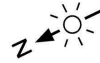




Roseburn Drive,
Edinburgh,
Midlothian, EH12 5NR



Approx. Gross Internal Area
840 Sq Ft - 78.04 Sq M
For identification only. Not to scale.
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21 York Place, Edinburgh, EH1 3EN

Tel: 0131 555 2999

Fax: 0131 555 5450

camsmith.co.uk

+ Extras
The blinds, cooker and washing machine are included

Buses
Roseburn Terrace – 12, 26, 31, N26, X38.
Tram at Murrayfield Stadium

Shops
Roseburn Terrace inc Tesco. Sainsbury on Westfield Road

Schools
Roseburn PS, St Cuthbert's RC PS,
Craigmount HS, St Augustine's RC HS

Parking
Driveway providing off street parking

Council Tax Band – E

EPC – C

Factor
None

Viewing
Telephone Campbell Smith on
0131 555 2999

DISCLAIMER

While our sales particulars are believed to be accurate and reliable, no guarantee is given as to their correctness or accuracy, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order. All measurements are taken using a sonic measuring tape and are therefore approximate sizes only.