



Solicitors & Estate Agents



Offers Over

£185,000

59/1 Balbirnie Place

Roseburn | Edinburgh | EH12 5JL

This attractive ground floor flat forms part of a leafy residential area within the high amenity area of Roseburn and is well placed for convenient access to Haymarket Railway Station by way of good public transport. The property would undoubtedly appeal to first time buyers and professionals.

-  1 Bedroom
-  1 Public Room
-  1 Bathroom
-  Residents parking
-  Communal Garden
-  EPC Rating – D
-  Council Tax Band - C



Description

The accommodation, presented in true move-in condition, briefly comprises: a secure entry system, welcoming entrance hallway with useful built-in storage, a bright and airy south-facing reception room offering an abundance of natural light, a stylish modern fitted kitchen complete with integrated appliances, a well-proportioned double bedroom with ample space for freestanding furniture, and a contemporary shower room finished to a high standard. Further benefits include double glazing throughout.



Extras

All fitted floor coverings will be included in the sale together with the hob, oven, integrated fridge/freezer and integrated washing machine.

Gardens & Parking

There is residential permit parking and metered parking within the area. A shared drying green is located to the rear of the property. The development is managed by Charles White for a monthly fee of approx. £84.

Viewing

By appointment through Neilsons (0131 625 2222).



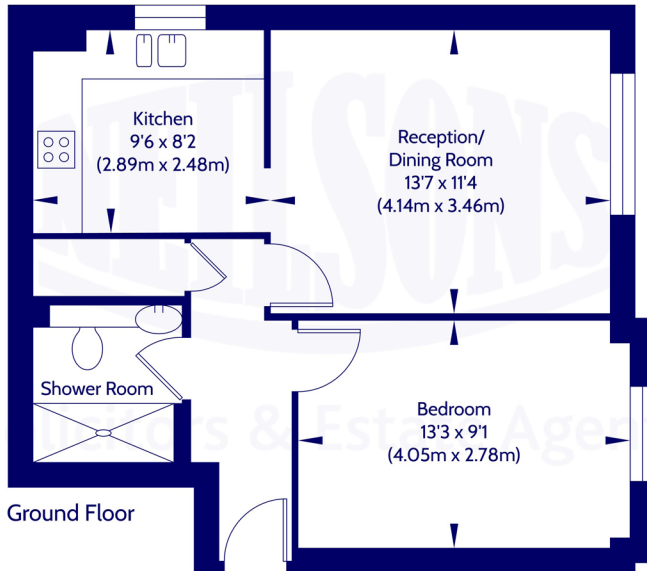


Location

Roseburn is situated to the West of Edinburgh's city centre, and offers an excellent range of local businesses, cafes and shops for everyday essentials and recreational needs. Haymarket Train Station, with its new world class business hospitality and leisure development, the West End and Princes street are all within walking distance or a short bus or tram ride away. Nearby leisure facilities include extensive parkland, the Water of Leith Walkway, Murrayfield Rugby Stadium and concert venue, Tynecastle Football Stadium, with its new conference centre and hotel facilities, Murrayfield Ice Hockey Arena and Edinburgh Zoo. Schooling is well catered for at all levels and The City of Edinburgh Bypass linking to the main Scottish motorway network is close-by.



Approx. Gross Internal Floor Area 43 Sq M / 461 Sq Ft.



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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