

24/6 ROSEBURN PLACE  
ROSEBURN, EDINBURGH, EH12 5NL

CURRAN & CO  
PROPERTY



# 24/6 ROSEBURN PLACE

ROSEBURN, EDINBURGH, EH12 5NL

OFFERS OVER £325,000



'This superb home is located on a quiet residential street just a short walk from Roseburn Park, as well as the excellent amenities and transport links on nearby Roseburn Terrace'

- Second Floor Victorian Tenement Flat
- Quiet Residential Street in Sough-After Roseburn
- Living Room with Box Room/Home Office
- Sizeable Dining Kitchen
- Two Double Bedrooms, Both with Storage
- Windowed Bathroom
- Gas Central Heating & Double Glazing
- Shared Rear Garden & On-Street Parking



### Description

24/6 Roseburn Place is a stylishly presented and exceptionally bright two-bedroom second-floor flat, set within a traditional Victorian tenement building. The property features a spacious dining kitchen and an open outlook along Roseburn Drive towards the Pentland Hills. Presented in true move-in condition, this superb home is located on a quiet residential street just a short walk from Roseburn Park, as well as the excellent amenities and transport links on nearby Roseburn Terrace.

Accessed via a well-maintained communal stair with secure door entry system, the accommodation comprises: a welcoming and spacious entrance hall with a generous storage cupboard; an

impressive living room featuring a cast iron gas fireplace with an ornate tiled surround, original decorative corning, shelved press, and a window framing the picturesque view; a useful box room off the living room, ideal as a home office; a sizeable dining kitchen with a large pantry cupboard, fitted units, integrated oven, stainless steel gas hob, extractor hood, fridge/freezer and freestanding washing machine and dishwasher; two generous double bedrooms, both benefiting from fitted storage; and a bright, windowed bathroom with a shower over the bath, heated chrome towel rail, and under-sink storage.

Further benefits include gas central heating and double glazing throughout.

Externally, the property enjoys access to a shared rear garden laid to lawn, along with unrestricted on-street parking to the front and on surrounding streets.

### Extras

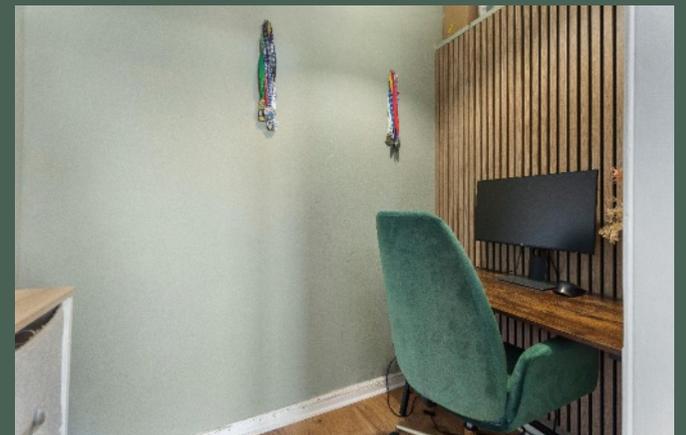
Extras to be included in the sale are all fitted blinds and kitchen appliances.

### EPC Rating

The energy efficiency rating for this property is band C.

### Council Tax

This property is subject to council tax band C.





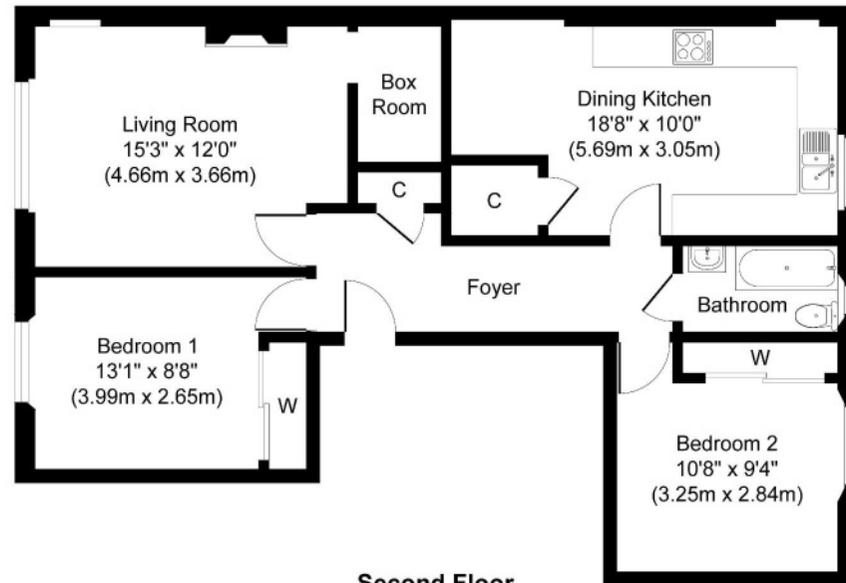
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**Second Floor**  
**Approximate Floor Area**  
**807 sq. ft**  
**(75.00 sq. m)**

### Disclaimer

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of a contract.  
All measurements are approximate and are generally taken from the widest point.