

24/10 ROSEBURN TERRACE
ROSEBURN, EDINBURGH, EH12 6AW

CURRAN & CO
PROPERTY



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OFFERS OVER £325,000



'Occupying an elevated position within a handsome Victorian tenement in the heart of sought-after Roseburn, this bright and spacious flat is presented in move-in condition throughout'

- Elevated Top Floor Position with Views
- Elegant Bay-Windowed Living Room
- Spacious Dining Kitchen with Utility Room
- Two Generous Bedrooms
- Spacious Rooms & Move-in Condition Throughout
- Gas Central Heating & Double Glazing
- Beautifully Kept Communal Garden
- Ideal Position for Transport Links & Amenities



Description

Occupying an elevated position within a handsome Victorian tenement in the heart of sought-after Roseburn, this bright and spacious flat is presented in move-in condition throughout. Enjoying a wonderfully open outlook above the surrounding rooftops and treetops, the property boasts generously proportioned accommodation, including an impressive dining kitchen, while commanding stunning views across neighbouring Colinton, the Water of Leith towards Murrayfield. Perfectly positioned for those who enjoy an active lifestyle, the property also benefits from direct access to both the Roseburn Path and the Water of Leith Walkway, forming part of the North Edinburgh Cycle Network.

Entered through the well-maintained communal stair via a secure door entry system, the accommodation comprises:

welcoming entrance hall with skylight and large storage cupboard; elegant living room featuring a decorative fireplace, intricate cornicing and a box bay window framing the attractive outlook; spacious dining kitchen with fitted base and wall-mounted units, integrated electric oven, stainless steel gas hob, extractor hood, fridge/freezer and dishwasher, together with a box bay dining area enjoying far-reaching views; useful windowed utility room with sink and freestanding washing machine; generous double bedroom 1 to the rear with ample space for wardrobes and a pleasant outlook over the communal garden; bedroom 2 with a walk-in storage cupboard; and a contemporary shower room fitted with a glass shower enclosure, heated towel rail and vanity storage unit. Further benefits of the property include gas central heating, double glazing and extensive attic storage, accessed via a hatch in the hallway.

Externally, residents enjoy access to a beautifully maintained communal rear garden featuring seating areas, mature trees and shrubbery, and colourful flower beds, providing a peaceful outdoor space to relax. Unrestricted on-street parking is available on nearby streets.

Extras

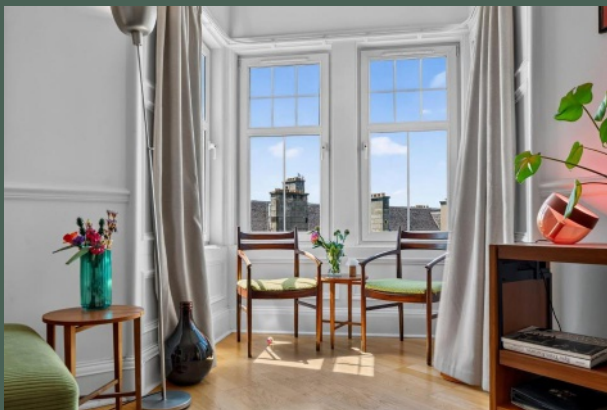
Extras to be included in the sale are all curtains and blinds, and kitchen appliances.

EPC Rating

The energy efficiency rating for this property is band C.

Council Tax

This property is subject to council tax band C.







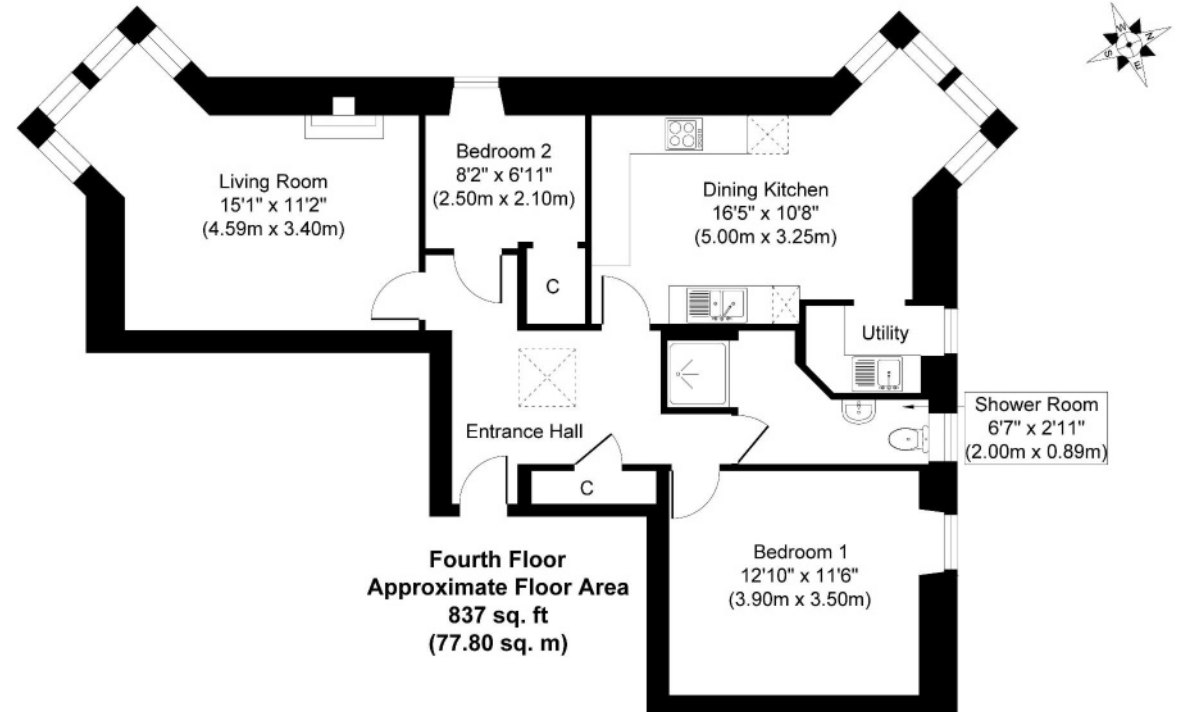
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Disclaimer

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.