

5 (flat 2) Roseburn Street, Roseburn, Edinburgh, EH12 5NW



## 5 (flat 2) Roseburn Street | Roseburn | EH12 5NW

### Description

5 (flat 2) Roseburn Street is an impressive two bedroom first floor flat, situated within a traditional Victorian tenement building in the popular Roseburn and Murrayfield area. The location is superb with excellent local amenities and is a convenient distance to the city centre and surrounding areas. Featuring contemporary finishes throughout, the property is presented to the market in good order and offers an enticing opportunity for city professionals wishing to live close to the city centre but with easy access to open green spaces.

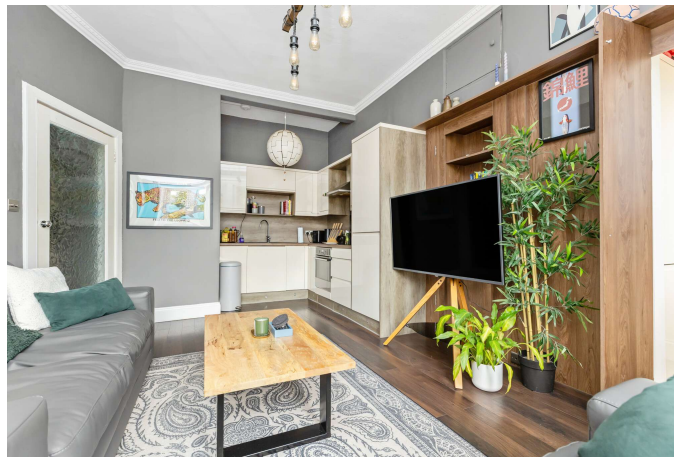
### Features

- Bright and stylish living/kitchen with twin windows
- Bespoke sliding door storage is a creative and useful addition
- Well-laid-out corner kitchen with under-base lit handleless wall and floor units, and wood-effect worktops
- Two double bedrooms
- Contemporary walk-in shower room
- Gas central heating and double glazing
- Shared rear garden with lawn and drying area
- Superb bus and tram links
- Close to the Water of Leith walkway
- On-street parking

### Extras

The curtains, light fittings, oven, hob, dishwasher, washing machine and fridge/freezer are included.

EPC Rating: C

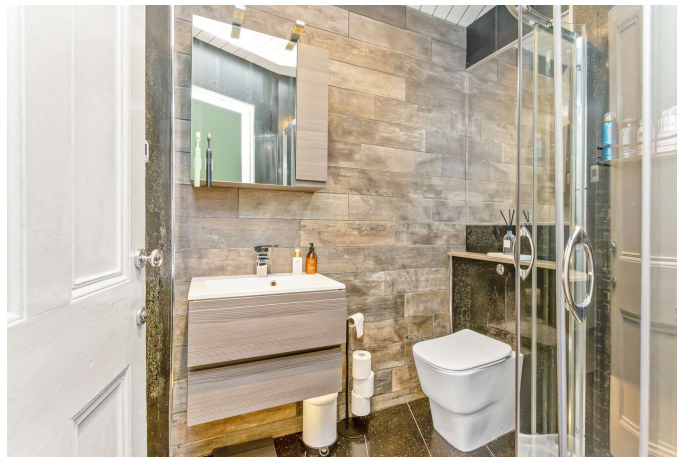
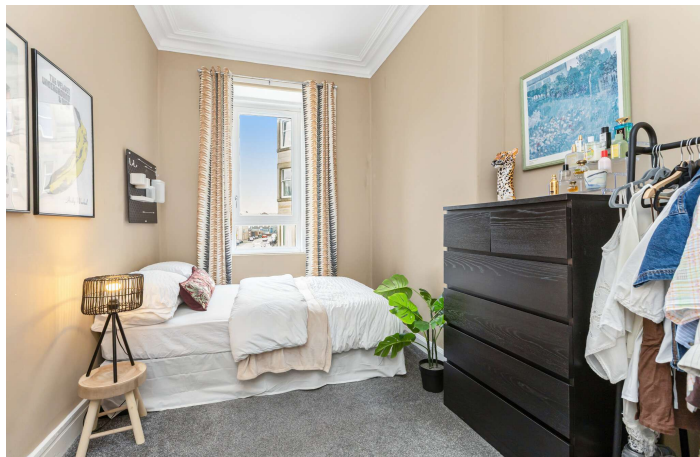


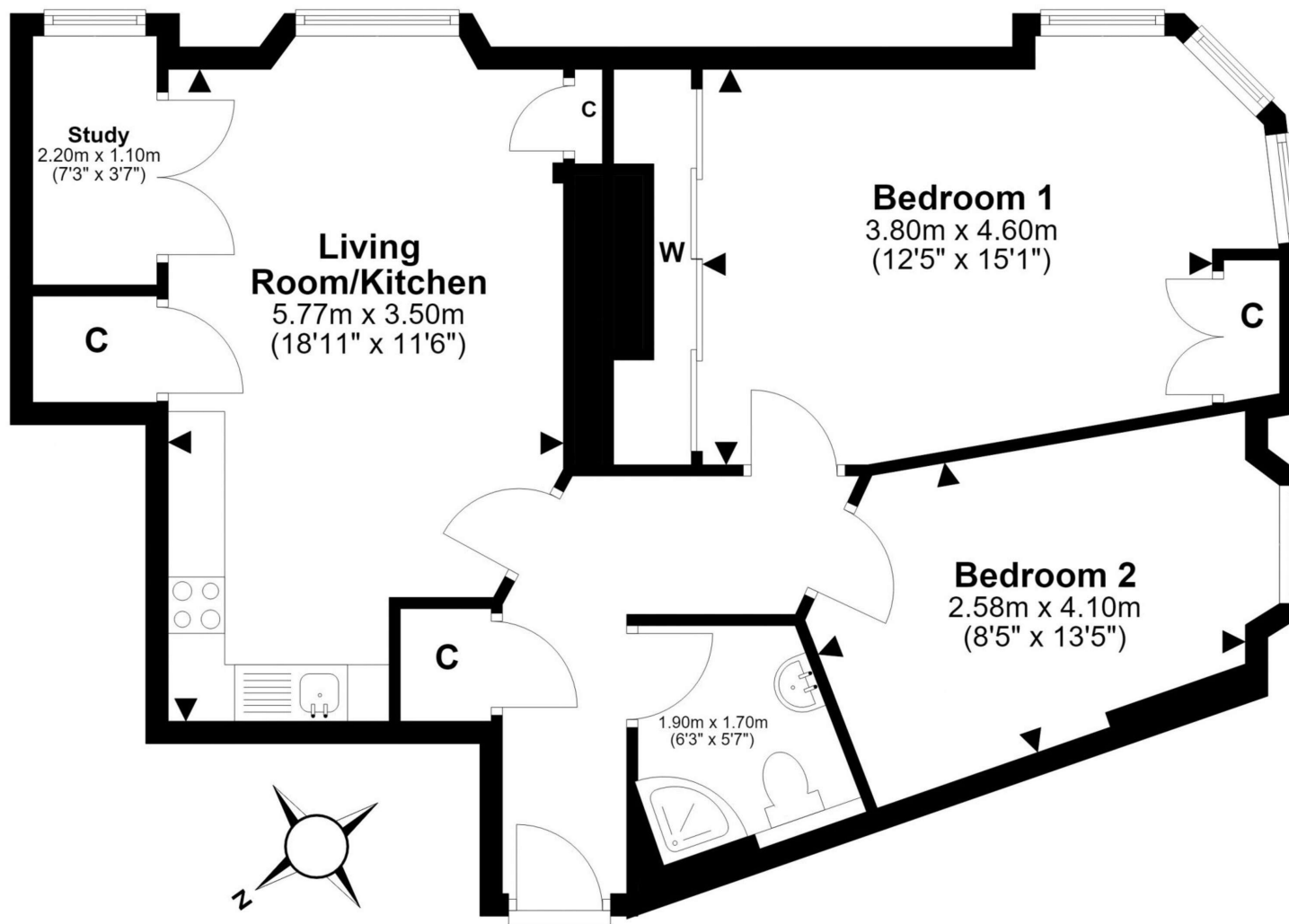
### Location

The popular Roseburn and area lies to the west of the city centre. Local shops cater for everyday needs with a Tesco Metro on the doorstep, a Sainsburys supermarket at Westfield Road and a large Tesco Superstore in Corstorphine. More extensive shopping is available at the Gyle Shopping Centre or Hermiston Gait just a little further afield. Leisure and recreational facilities include Edinburgh Zoo, Scottish National Modern Art Galleries, Murrayfield Ice Rink and Rugby Stadium and scenic walks alongside the Water of Leith. Murrayfield tram stop and Haymarket train station are within walking distance with regular buses running to and from the city centre and surrounding areas. The city bypass, Edinburgh Airport, Forth Road Bridge/ Queensferry Crossing and main motorway networks are within easy reach via the A90. The main thoroughfares of Princes Street and George Street offering a number of high street shops, restaurants and bars are within easy reach along with St James Quarter.

### Price and Viewing

For price and viewing information or further details on this property please contact us on 0131 557 3188.





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.



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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

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