



# 32/1 ROSEBURN STREET

Roseburn, Edinburgh, EH12 5PR



1

Public Room



1

Bedrooms



1

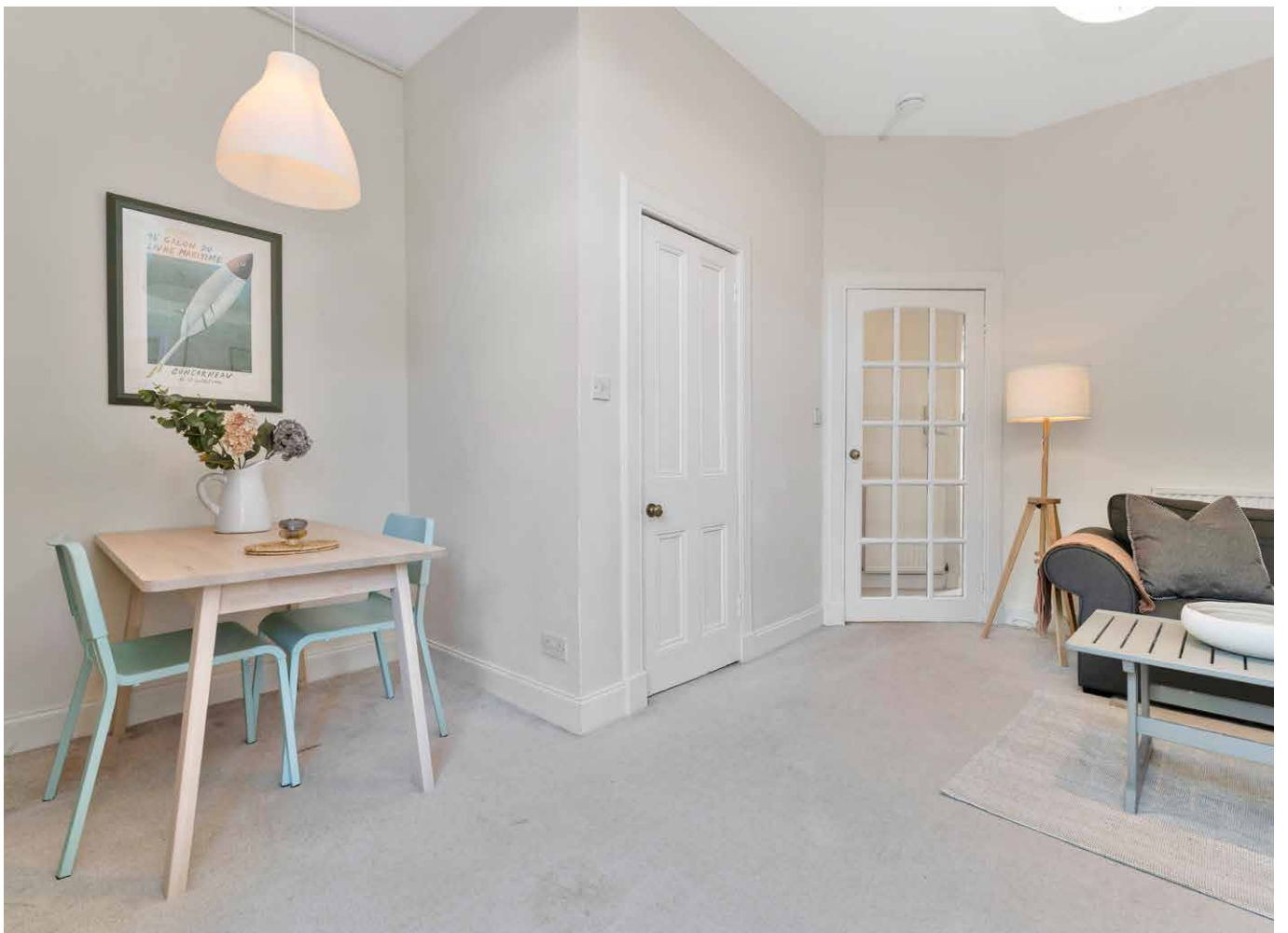
Bathroom



## 32/1 ROSEBURN STREET

This well-presented one-bedroom ground-floor flat sits in a classic Edinburgh tenement, ideally placed for the city. The Water of Leith walkway and cycle path are moments away, with Haymarket station, tram links, and local supermarkets all within walking distance — plus unrestricted on-street parking. Enjoying classic high ceilings and tasteful neutral décor, the interiors include a spacious double bedroom with storage, a bright bathroom featuring a shower-over-bath, and a modern, functional kitchen. The reception room is a generous, light-filled space with storage and an eating area, opening through large French doors directly onto a private garden oasis that feels a world away from the city.







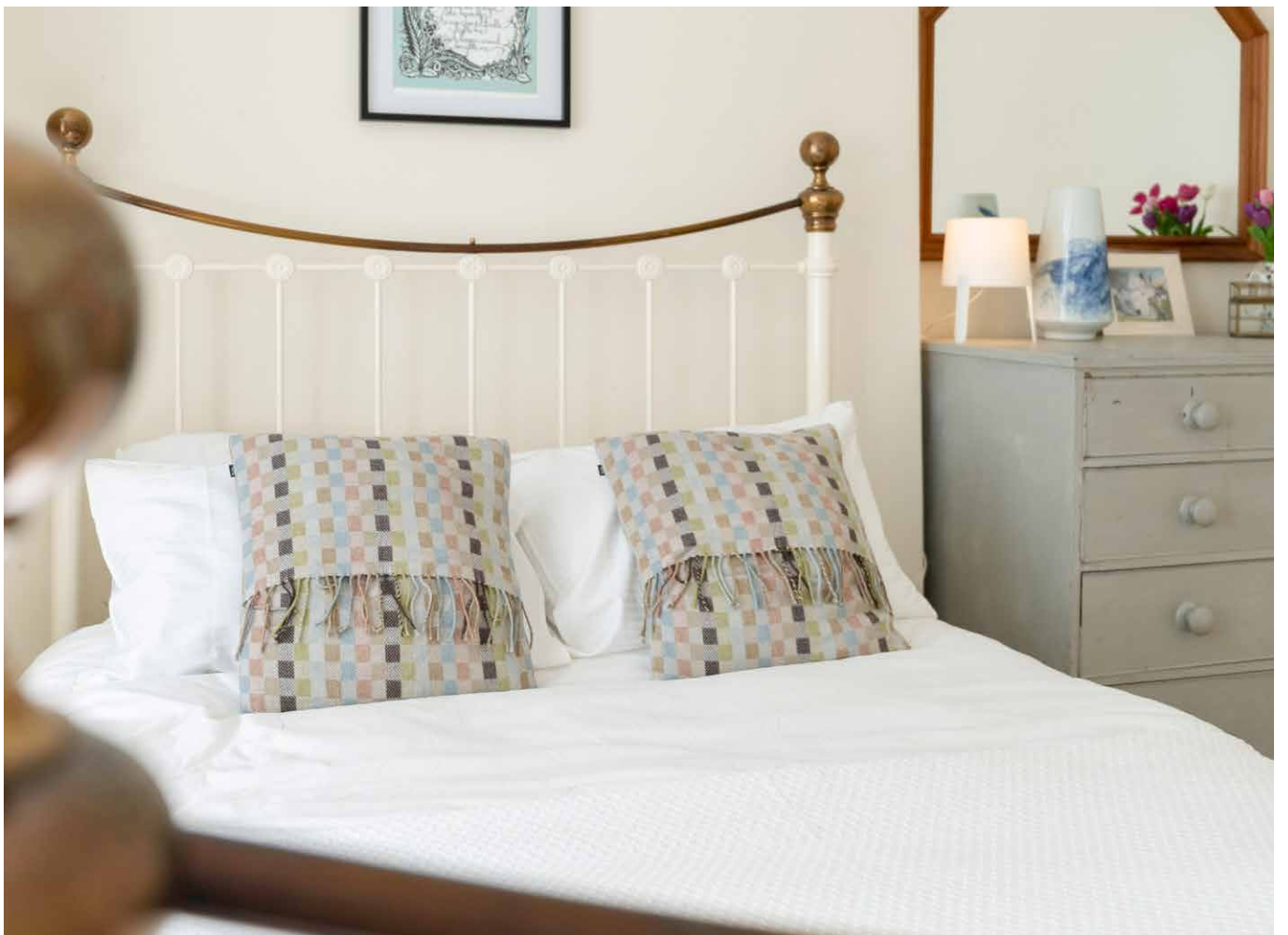
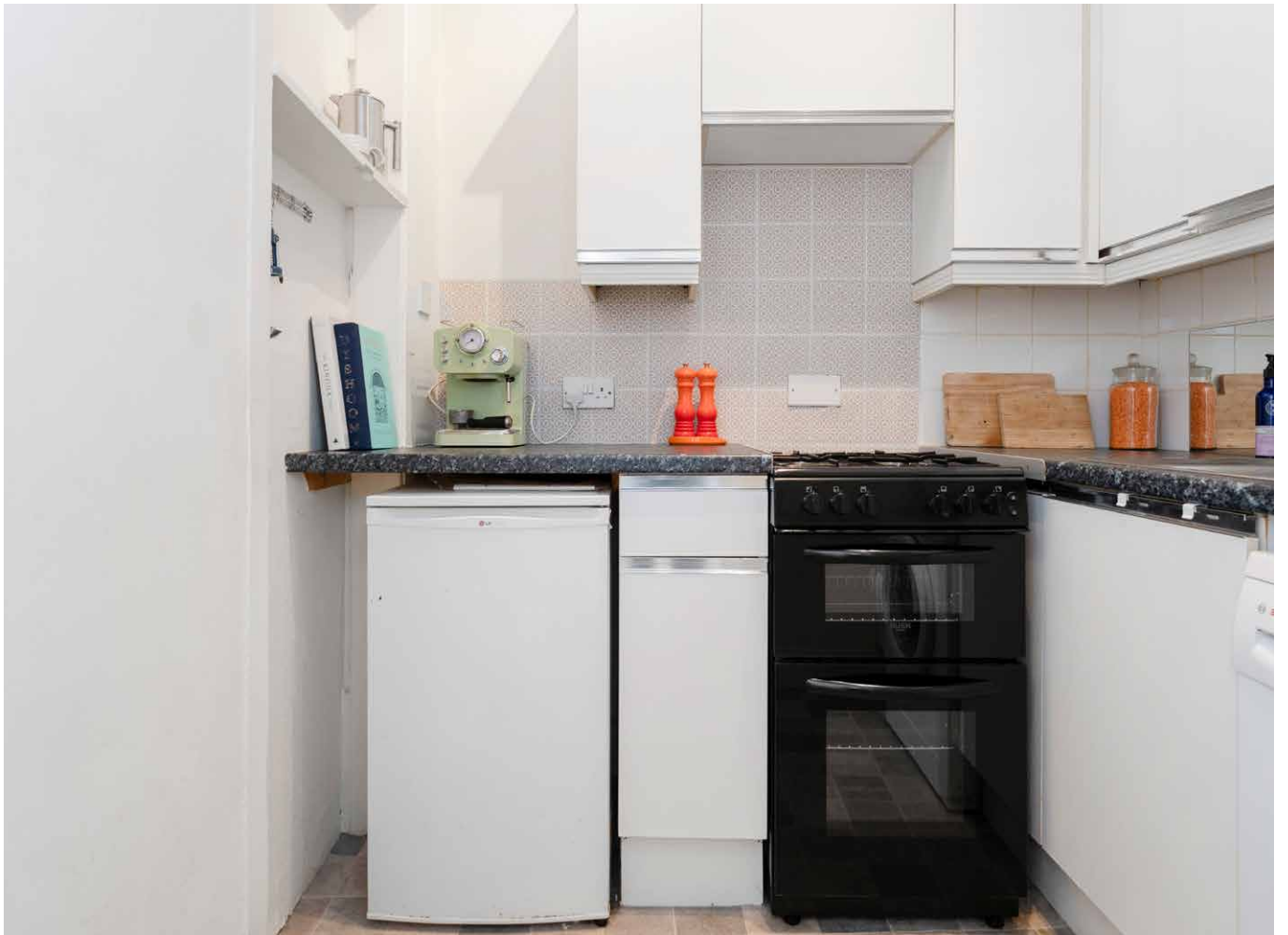
**D**  
EPC  
RATING

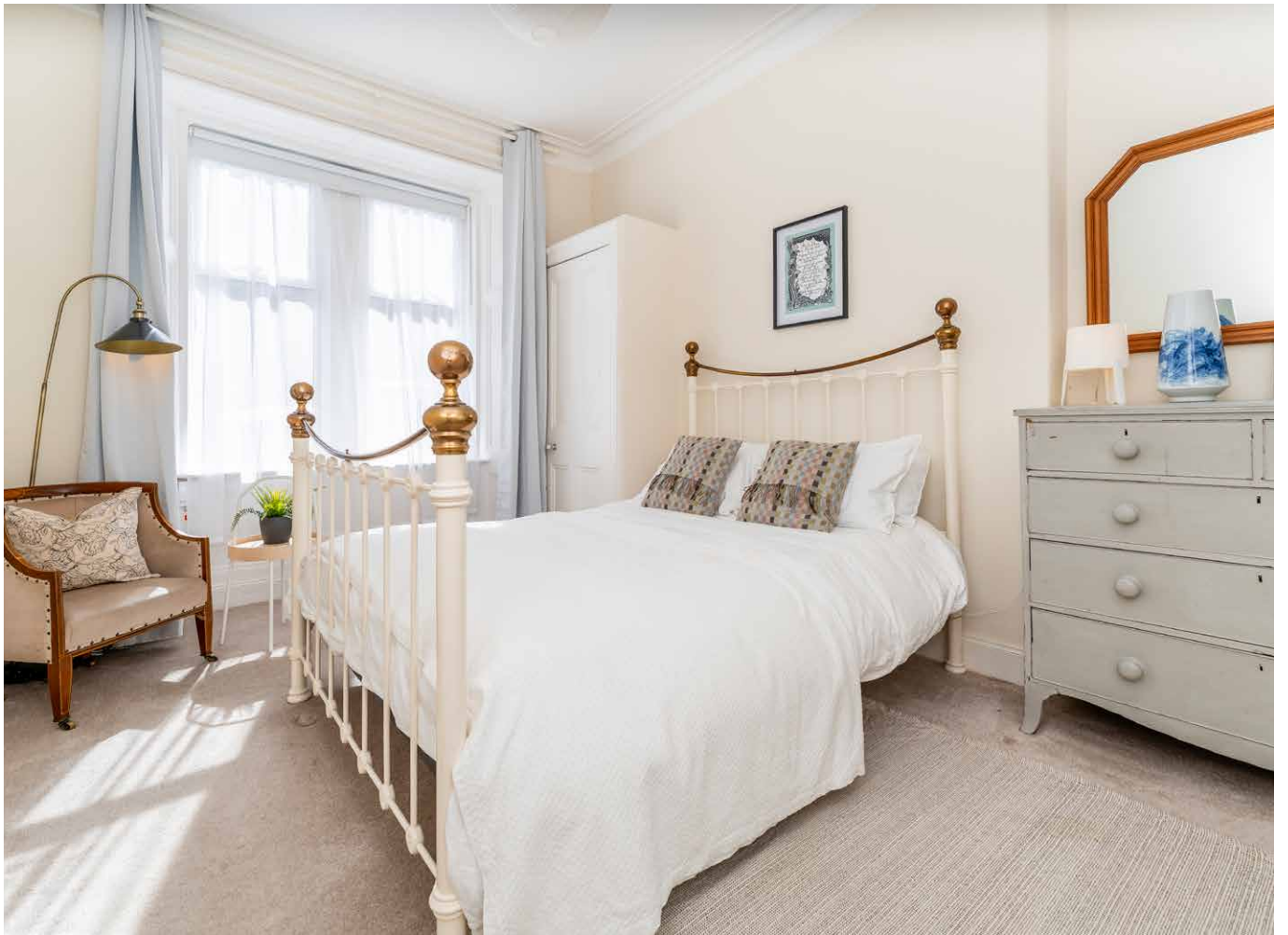
**B**  
COUNCIL  
TAX BAND

**VIEWING**  
By appointment only  
with Gilson Gray on  
**0131 516 5366**

## Features

- Ground-floor tenement flat with direct garden access
- Classic high ceilings and neutral interiors throughout
- Communal vestibule with secure entry and entrance hall with storage
- Living/dining room with storage and French doors onto the shared rear garden
- Modern kitchen
- Generous double bedroom with storage
- Bright bathroom with shower-over-bath
- Large shared rear garden
- Unrestricted on-street parking







Extras: All fitted floor coverings, window coverings, and light fittings are included in the sale.

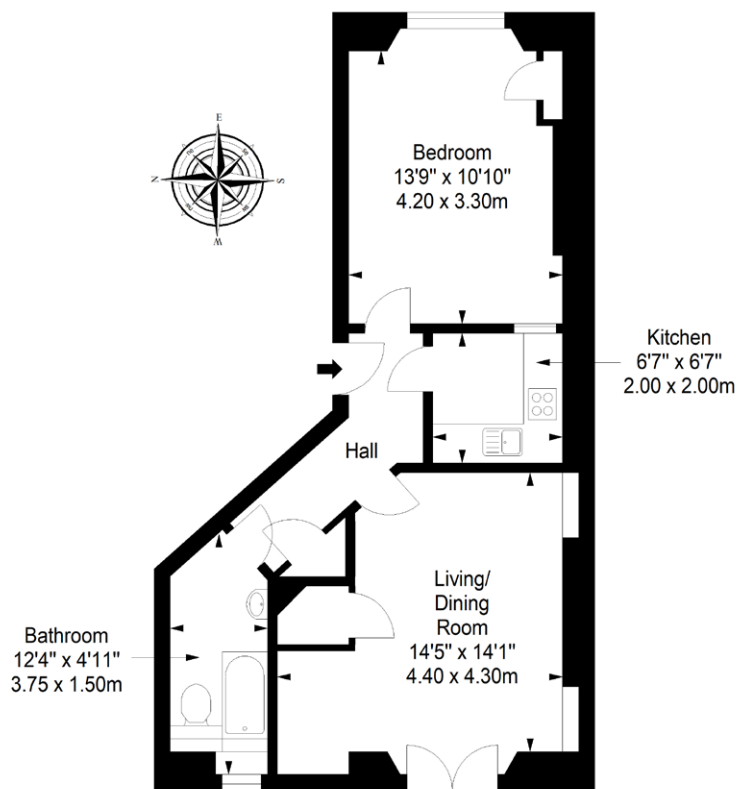


# ROSEBURN, EDINBURGH

Established west of the city centre on the banks of the Water of Leith, Roseburn falls within the Coltbridge and Wester Coates conservation area and is cherished for its rich architectural landscape and protected areas of natural beauty. Whilst just a short walk from bustling Haymarket and the desirable West End, within minutes you can also be strolling along the tranquil Water of Leith Walkway, taking in sights such as idyllic Dean Village along the way. Vibrant Roseburn Terrace is lined with a charming selection of local shops and services, including an express supermarket and a choice of traditional pubs, cafes and restaurants. More extensive shopping facilities are available at nearby Craighleith Retail Park, or indeed in the city centre. Residents enjoy an array of sport and fitness activities right on their doorstep, including the Murrayfield Lawn Tennis Club, several gyms and sport clubs, and, of course, Murrayfield Stadium is just around the corner. Roseburn is within the catchment area for excellent state schools, including Roseburn Primary School and Craigmount High School, and is also ideally situated for some of the capital's finest independent schools. Roseburn is exceptionally well connected and served by fantastic public transport links, including a comprehensive bus network and tram services between Edinburgh International Airport (calling at Haymarket station) and the city centre. Roseburn is also traversed by Route 1 of the National Cycling Network, which connects with various cycle and pedestrian paths across the city and beyond.

## Ground Floor

Approx. 49.8 sq. metres (536.1 sq. feet)



Total area: approx. 49.8 sq. metres (536.1 sq. feet)

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