

COULTERS[©]

4/2 ROSEBERY CRESCENT

WEST END, EDINBURGH, EH12 5JP

 3 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Flat 2, 4 Rosebery Crescent is a bright, well proportioned three bedroom flat, forming part of a traditional Victorian stone built property in Edinburgh's popular Haymarket. Located close to Haymarket Station and a tram stop, the property is superbly situated for access to the city centre.

The impressive, light filled and airy bay windowed sitting room has views to the front of the building with beautiful ornate cornice overhead and solid wood flooring underfoot. A decorative fireplace (no flue) makes a lovely focal point in the room, in addition to an arched cupboard.

KEY FEATURES



Spacious and well proportioned first floor drawing room flat.



Three bright bedrooms.



Within walking distance of the Water of Leith walkway.



Residents' permit holder on street parking.



A stone's throw from Haymarket Station and tram stop.



Within walking distance of the heart of the city centre.



EPC Rating - C



Council Tax Band - E



The kitchen is fitted with wall and base mounted units and a contrasting stone effect worktop. The integrated appliances comprise: gas hob, electric oven, extractor hood, washing machine and a freestanding fridge/freezer.

There are three bright double bedrooms, two of which have outlooks to the rear of the building with views, whilst the other is to the front (off the sitting room). The bathroom has a bath (with shower and shower screen over), WC and wash hand basin, completing the internal accommodation. Heating and hot water are provided by gas central heating.





THE LOCAL AREA

Rosebery Crescent is situated in the heart of the popular West End, within walking distance of the Dean Village, Haymarket Train Station, Tram stop and Princes Street. The immediate area is very well served by local amenities with a wide range of shops, cafes and restaurants nearby, with the financial district also easily accessible. Princes Street is within easy reach and offers a wide range of shops and amenities, and the exclusive boutiques and bars of George Street. Within short distance, there is vibrant Stockbridge and Comely Bank, and Craighleith Retail Park, boasting an abundance of additional retail shops and Supermarkets. There is easy access to the Water of Leith Walkway and cycle path, whilst the open spaces of the Royal Botanic Gardens and Inverleith Park are also within walking distance, and there is a children's play area in the Eglinton and Glencairn Gardens. The Drumsheugh Baths Club is situated nearby in Belford Road whilst the Edinburgh Sports Club, Dean Tennis Club and the Scottish National Gallery of Modern Art are in the Dean Village. Regular buses run to and from the city centre and surrounding areas and the City Bypass, Edinburgh Airport, the Forth Road Bridge/ Queensferry Crossing and main motorway networks are within easy reach via the A90.

EXTRAS

All light fittings, floor coverings and kitchen appliances are included in the sale. Simply due to their age, no warranty will be given for the kitchen appliances.

PLEASE NOTE - Some of the images have been virtually staged to illustrate how the home could be used.

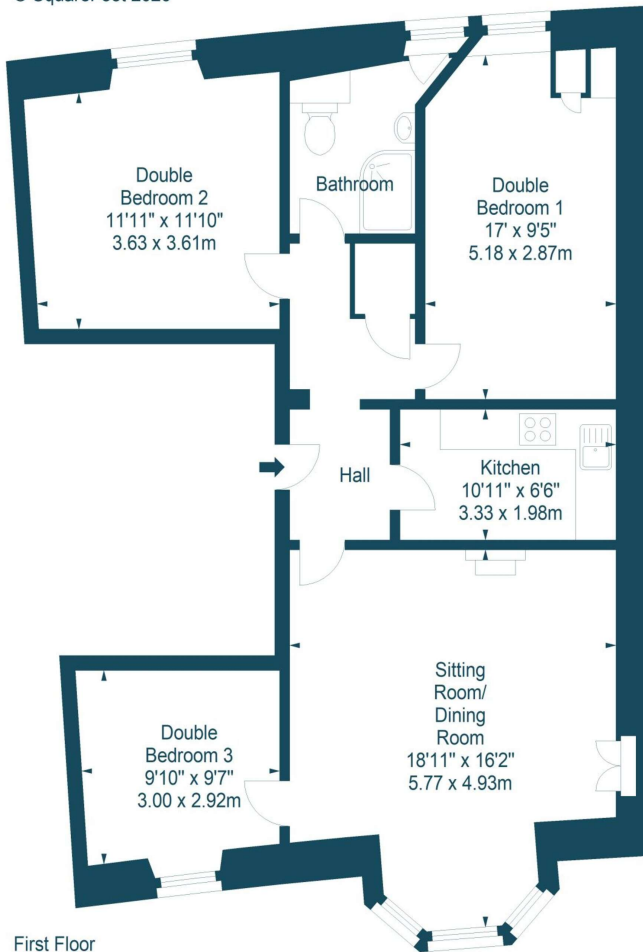
HOME REPORT VALUATION: £450,000



Rosebery Crescent,
Edinburgh,
Midlothian, EH12 5JP



Approx. Gross Internal Area
922 Sq Ft - 85.65 Sq M
For identification only. Not to scale.
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0131 603 7333



enquiries@coultersproperty.co.uk

LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.