



Solicitors & Estate Agents



Offers Over

£275,000

32/6 Roseburn Terrace

Roseburn | Edinburgh | EH12 6AN

An excellent opportunity has arisen to acquire this truly stunning second-floor flat, forming part of a handsome traditional tenement in the ever-popular district of Roseburn. Ideally positioned close to an excellent range of local amenities, superb transport links and within easy reach of Edinburgh City Centre, this beautifully presented property is offered in true move-in condition. It is sure to appeal to first-time buyers, professionals and investors alike.

-  1 Bedroom
-  1 Public Room
-  1 Bathroom
-  Residents Parking
-  Communal Garden
-  EPC Rating – C
-  Council Tax Band - C



Description

Accessed via a secure entry phone system, this charming property retains a wealth of attractive period features and offers well-proportioned accommodation throughout. The accommodation briefly comprises a welcoming entrance hallway with excellent storage, a bright and spacious bay-windowed reception/dining room featuring a gas fireplace and elegant original cornicing, a fitted kitchen with a range of base and wall-mounted units, a generous double bedroom, a large box room providing the ideal home office or study, and a bathroom fitted with a three-piece suite and shower over the bath. Further benefits include gas central heating, with a new boiler installed in 2024, and double glazing throughout.



Extras

All fitted floor coverings will be included in the sale together with the gas hob, oven, fridge and dishwasher. The wardrobe will also be included in the sale.

Gardens & Parking

There is a well maintained communal garden and on street parking to the front and the surrounding area.

Viewing

By appointment through Neilsons (0131 625 2222).





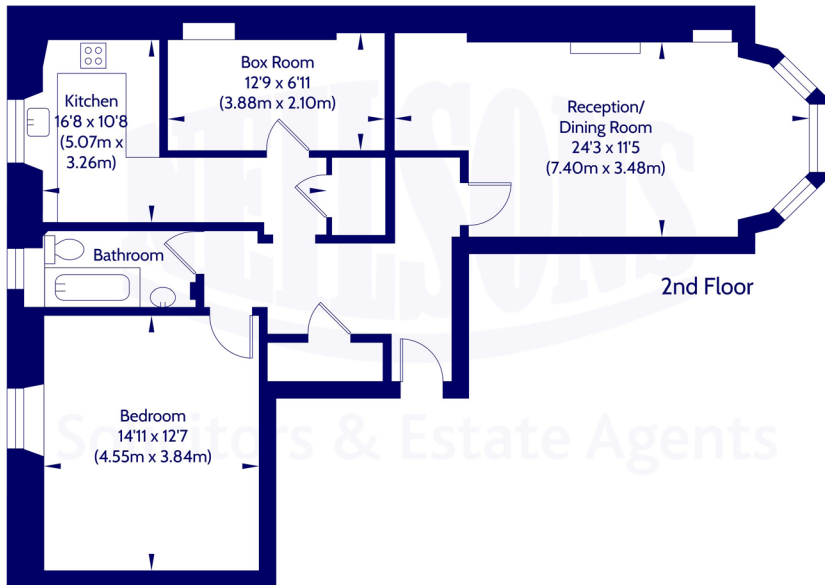
Location

Roseburn is a charming district situated to the west of Edinburgh's City Centre and offers an excellent range of local shops, cafes and restaurants throughout the area, including a Tesco Express and a Sainsbury's supermarket slightly further afield in neighbouring Murrayfield. The highly regarded Roseburn Primary school is just a short walk away and for secondary education, Craigmount High School falls within the school catchment for the area, easily accessible via the A8. The West End, Princes Street and George Street are only a short walk away offering all the facilities of the City Centre. There are excellent transport links with a frequent bus service, nearby Haymarket train station and Murrayfield tram stop, Cycle Paths to Cramond/ Forth Road Bridge and the recently opened City Centre West-East Link cycle route. Leisure facilities include the open spaces of Roseburn Park, Murrayfield Stadium and Edinburgh Zoo, with the stunning Water of Leith walkway providing pleasant walks and linking with the fashionable Stockbridge area of the city.





Approx. Gross Internal Floor Area 82 Sq M / 879 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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