

**4 Roseburn Avenue  
Edinburgh EH125PA**

**Offers Over - £325,000**

- Large bay window lounge featuring gas fireplace
- Kitchen/living/dining room
- Modern kitchen fitted with a range of floor and wall mounted units, gas hob and double oven and white goods included
- Two double bedrooms
- Family bathroom fitted with three-piece suite and mains shower over the bath
- Gas central heating and double glazing
- Private gardens to front and rear
- Free on-street parking
- Council Tax Band: E
- Tenure: Freehold
- Shared Ownership: No



# Flat

This superb lower flat offers spacious accommodation with its own private garden and is presented in true turnkey condition. With excellent links to the city centre and a wide range of local amenities nearby, the property will appeal to a broad range of purchasers and early viewing is highly recommended.

The accommodation comprises a large bay-windowed lounge featuring a working gas fireplace, making it the perfect space for relaxing with friends and family, or could easily serve as a third bedroom. The fantastic open-plan kitchen/living/dining room is ideal for entertaining. The modern kitchen is fitted with a range of floor and wall-mounted units, a gas hob, double oven, integrated appliances, and white goods, all of which are included in the sale. There is also a useful utility cupboard off the kitchen providing additional storage. There are two generous double bedrooms, with the second bedroom featuring a decorative fireplace and built-in storage. The modern family bathroom is fitted with a three-piece suite with a mains shower over the bath. The property benefits from gas central heating controlled by a Nest thermostat, electric underfloor heating throughout the hallway and kitchen/living/dining room, double glazing, and underfloor insulation for maximum energy efficiency. Externally, there is a superb south-west-facing garden to the rear laid to lawn with raised beds and a patio area—perfect for summer barbecues. Private front garden that has been pebble chipped for easy maintenance. A large cellar provides ample storage, and free on-street parking is readily available.

Roseburn lies to the west of the city centre and offers an excellent range of shopping facilities close by. Local amenities include a Tesco Express on nearby Roseburn Terrace and a large Sainsbury's supermarket on Westfield Road, with further options available in St James Quarter which is four tram stops away, Corstorphine Village, the Gyle Shopping Centre and Hermiston Gait. The area is exceptionally well served by public transport, with regular bus and tram services within easy walking distance providing swift access to the city centre and surrounding areas. Haymarket Railway Station is also only a short journey away. Leisure opportunities are plentiful and include established local clubs and organisations, Edinburgh Zoo, Murrayfield Rugby Stadium and scenic walks along the Water of Leith.



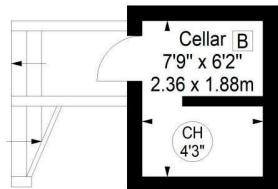
**Viewing by appointment on 0131 337 1800**



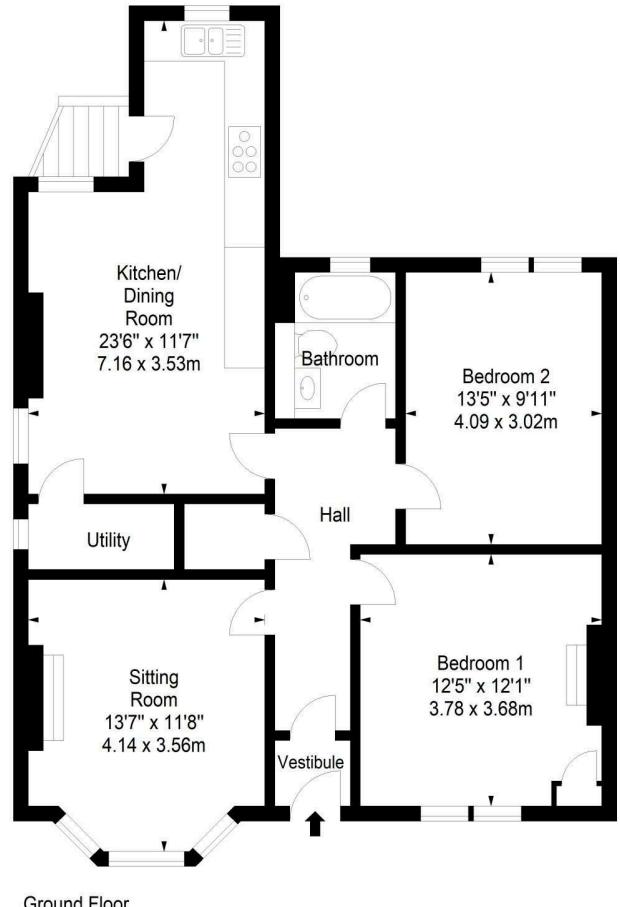
Roseburn Avenue,  
Edinburgh,  
Midlothian, EH12 5PA



Approx. Gross Internal Area  
868 Sq Ft - 80.64 Sq M  
Cellar  
Approx. Gross Internal Area  
47 Sq Ft - 4.37 Sq M  
For identification only. Not to scale.  
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Basement



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