










Offers Over
£180,000

40 3F2 Roseburn Street

Roseburn | Edinburgh | EH12 5PN

A fantastic opportunity has arisen to acquire this well-proportioned top floor located within a quiet residential street within the Roseburn district of the city. With easy access to the city centre while being close to excellent amenities and transport links, this property will undoubtedly appeal to a multitude of buyers including professionals and couples.

-  1 Bedroom
-  1 Public Room
-  1 Bathroom
-  On Street Parking
-  Communal Rear Gardens
-  EPC Rating – D
-  Council Tax Band - B



Description

The property boasts a semi-open plan living space that seamlessly integrates the reception area, dining space, and kitchen. The kitchen, located in an alcove off the dining area, offers ample space for cooking and storage while maintaining a connected and cohesive feel with the rest of the living area. This design allows for a spacious and versatile layout, ideal for both everyday living and entertaining. The large double bedroom provides a comfortable and relaxing retreat, featuring uninterrupted city views that can also be enjoyed from the lounge area. The bathroom is well-appointed with a three-piece white suite, including a shower over the bath, offering convenience and modern amenities.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens and Parking

On street parking is available for residents along with visitors. To the rear is a sunny and spacious communal garden mostly laid to lawn.

Viewing

Please contact Neilsons on 0131 625 2222.





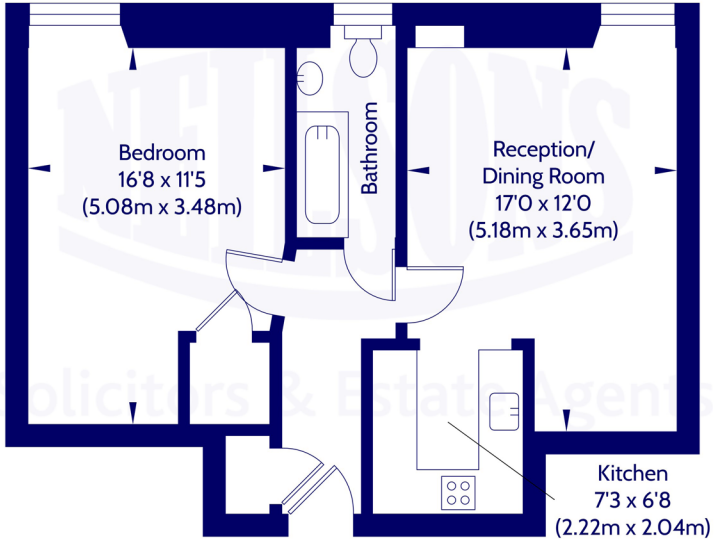
Location

Roseburn is situated to the West of Edinburgh's City Centre and offers an excellent range of local shops including a Tesco Express with a Sainsbury's supermarket slightly further afield in neighbouring Murrayfield. Haymarket Train Station, the West End and Princes Street are only a short walk or bus/tram journey away offering all the facilities of the City Centre with the trams and buses also linking directly with Edinburgh International Airport. The City of Edinburgh Bypass linking the main Scottish motorway network is also close at hand, providing an ideal base for the commuter. Nearby leisure facilities include the open spaces of Roseburn Park, Murrayfield Sports Stadium, Murrayfield Ice Rink and Edinburgh Zoo with the Water of Leith walkway providing pleasant walks and linking with the fashionable Stockbridge district of the city.



Approx. Gross Internal Floor Area 50.89 Sq M / 548 Sq Ft.

Third Floor



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.



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