



## 24/5 Roseburn Street, Edinburgh, EH12 5PR

### Description

Beautifully presented second floor flat forming part of a traditional Victorian tenement in a prime location close to the City Centre. The generously proportioned property has been well looked after and is in move-in condition. It has a modern gas central heating system with a modern Worcester combi boiler and UPVC sash and case style double glazing.

The accommodation comprises:

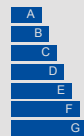
- Entrance hall with deep storage cupboard with coat hooks and shelving and further shelved storage cupboard
- Spacious front facing double bedroom with cornicing, window and oak style flooring
- Generously proportioned, sitting room with open press, double window, decorative cornicing
- Box room / home office with cabin bed
- The bathroom is fitted with bath with Mira electric shower over, WC, wash basin with vanity unit beneath and heated towel rail. The flooring is tiled and the walls are partially tiled with wall board in the shower area
- Bright kitchen with dining recess fitted with a range of modern oak style wall and base mounted units, laminate granite effect worktops with inset stainless steel sink with mixer tap and appliances including gas hob with extractor hood, electric fan oven, fridge freezer and washing machine. There is a further pantry cupboard with shelving.



### VIEWING DETAILS

Please call DMD Law 0131 316 4666 or check online for the up to date price information and viewing arrangements.

[WWW.DMDLAW.CO.UK](http://WWW.DMDLAW.CO.UK)



EPC RATING  
C



LOOKING FOR MORE INFORMATION ABOUT SELLING YOUR PROPERTY?

We offer free market appraisals on request



### Outside and Gardens

There is an extensive well tended and pleasantly landscaped communal garden to the rear of the property, which is mostly laid to lawn. There is parking available nearby on street.

### Location

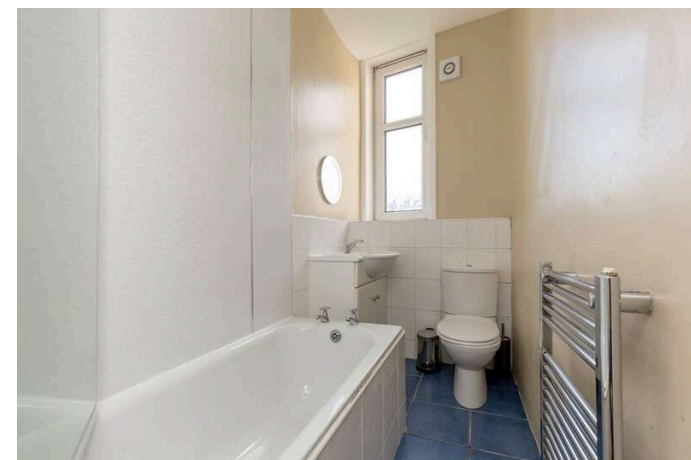
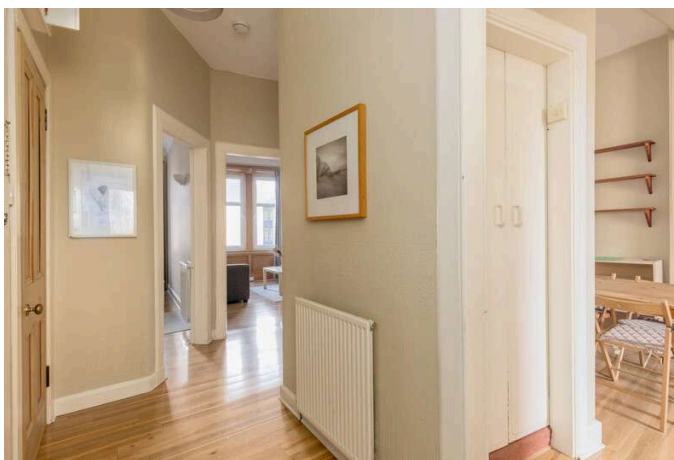
Roseburn is located just over a mile west of Edinburgh City Centre. The area offers a wide range of shopping facilities, with a Tesco Metro on Russell Road and Sainsbury's Supermarket at Westfield Road as well as local shops on Roseburn Terrace. It is conveniently located for the vast number of bars, restaurants, cultural activities and shopping facilities of the city centre. There is good public transport available locally including a regular bus service to the City Centre and a railway station nearby at Haymarket. The property is well placed for the Edinburgh Business Park, the Gyle and Gogarburn RBS. It is now also conveniently placed to benefit from the tram service with a stop within a short walk.

### Extras

The fixed floor coverings, light fittings, curtains and kitchen appliances are included in the sale.

### Council tax

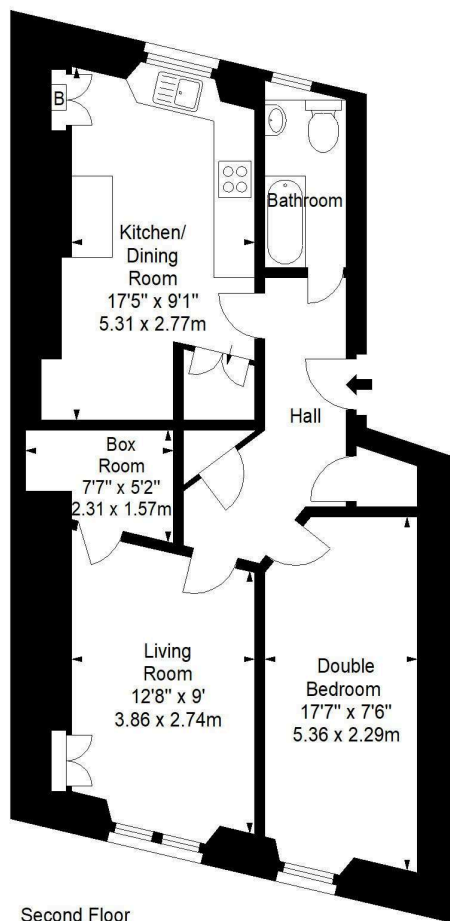
It is our understanding that this property is subject to Council Tax Band C, however, please check with the local authority.



Roseburn Street,  
Edinburgh,  
Midlothian, EH12 5PR



Approx. Gross Internal Area  
595 Sq Ft - 55.28 Sq M  
For identification only. Not to scale.  
© SquareFoot 2023



Second Floor

**DMD** SOLICITORS &  
ESTATE AGENTS

Offers can be submitted in writing, fax or email:

DMD Solicitors and Estate Agents  
22 St. John's Road, Corstorphine, EH12 6NZ  
DX 550 440 Edinburgh 44

F: 0131 539 7035  
E: [property@dmdpartnership.co.uk](mailto:property@dmdpartnership.co.uk)  
T: 0131 316 4666

[www.dmdlaw.co.uk](http://www.dmdlaw.co.uk)

PrimeLocation.com

espc

zoopla

rightmove