

COULTERS[©]

WELCOME TO:

ROSEBURN GARDENS

7 2F1 Roseburn Gardens, Edinburgh, EH12 5NJ



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ROSEBURN GARDENS AT A GLANCE:



Leafy Roseburn location



Traditional apartment



Bright living area



Haymarket Station close by



Close to the scenic Water of Leith



Excellent local amenities

EXTRAS:

All fixtures and fittings, including; curtains, light fittings, carpets and fitted floor coverings. The cooker and white goods are also included in the sales price.



A LITTLE BIT ABOUT THE PROPERTY:

A three-bedroom traditional apartment in desirable Roseburn, part of the Coltbridge and Wester Coates conservation area. Situated on the second floor of a sandstone tenement, it is now in need of some modernisation but has excellent potential to make an appealing home or investment. With local amenities on the doorstep, the Water of Leith and Roseburn Park in easy reach, and superb transport links to Haymarket, the City Centre, and Edinburgh International Airport, this is a must-see property.

- Light-filled living room with two sash and case windows and shelved press.
- Kitchen/dining room with rear garden views. The fitted kitchen features wall and floor units, worktops, and freestanding appliances including cooker, fridge/freezer, and a washing machine. It also benefits from a built-in cupboard.
- Generous carpeted principal double bedroom.
- Second carpeted double bedroom and a potential third single bedroom or home office/study.
- Bathroom with three-piece white suite including washbasin, WC, and a wall-mounted shower over bath.
- Electric heating throughout.
- Shared rear garden with lawn and drying area.
- Secure entry system.
- On-street parking.



LOCATION, LOCATION, LOCATION:

Lying to the west of Edinburgh's City Centre, Roseburn is a desirable location within the Coltbridge and Wester Coates conservation area. Situated close to the banks of The Water of Leith, enjoy scenic walks and cycleways leading to the historic 19th Century Dean Village, the renowned Scottish National Gallery of Modern Art, the prestigious area of Stockbridge and the beautiful expanse of The Royal Botanic Garden.

Ideally situated for Roseburn Park and Murrayfield Stadium, other excellent recreational amenities are to be found at the nearby David Lloyd Health Club in Corstorphine with its swimming pool, state-of-the-art gym, fitness classes, café, and tennis courts; scenic Murrayfield Golf Club; and the Murrayfield Lawn Tennis Club established for over 100 years. There is a Cineworld Cinema at nearby

Fountain Park along with Tenpin Bowling, Nuffield Health Fitness and Wellbeing Gym, and well-known eateries including Nando's and Five Guys. Convenient daily shopping is available on Roseburn Terrace which boasts a Scotmid, Tesco Express, a chemist, dentist, opticians, and more along with the popular Roseburn Café, Roseburn Bar, Murrayfield Bar and Kitchen, and Vigo Delicatessen.

Schooling includes Roseburn Primary School and Craigmount High School whilst Edinburgh private school options such as St George's School, The Mary Erskine School, and Stewart's Melville College are close.

Regular bus services from Roseburn Gardens take you quickly into Haymarket, the West End, and the rest of the City Centre.



FLOOR PLAN:



7 2F1 Roseburn Gardens, Edinburgh, EH12 5NJ

Approx. Gross Internal Area

952 Sq Ft - 88 Sq M

For identification only. Not to scale.

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