





## 14/2 Roseburn Place, Edinburgh, EH12 5NN

### Description

Well-presented first floor flat forming part of a traditional Victorian tenement in a prime location close to the City Centre and with excellent public transport links nearby, including tram, train station and airport bus. The property has been freshly decorated in a neutral colour scheme. It has gas central heating and UPVC sash and case style double glazing.

The accommodation comprises:

- Entrance hall with deep storage cupboard
- Spacious front facing double bedroom with ornate cornicing, ceiling rose, window and walk-in wardrobe
- Generously proportioned living room with feature gas fire, window, open shelved press and dining recess
- Bright kitchen fitted with a range of wall and base mounted units, laminate worktops with inset sink with mixer tap and appliances including electric ceramic hob, electric fan oven, fridge freezer and washing machine. There is a further storage beneath the window.
- Shower room lined with wall board within the shower enclosure and fitted with a pedestal wash basin
- Separate WC with wash basin



### 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 communal garden to the rear of the property enclosed by a solid stone retaining wall and with washing lines. 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. Green spaces nearby include Roseburn Park and there are pleasant walks along the Water of Leith and cycle routes along the old railway lines. It is also close to Murrayfield Rugby Stadium and Ice Rink.

### Extras

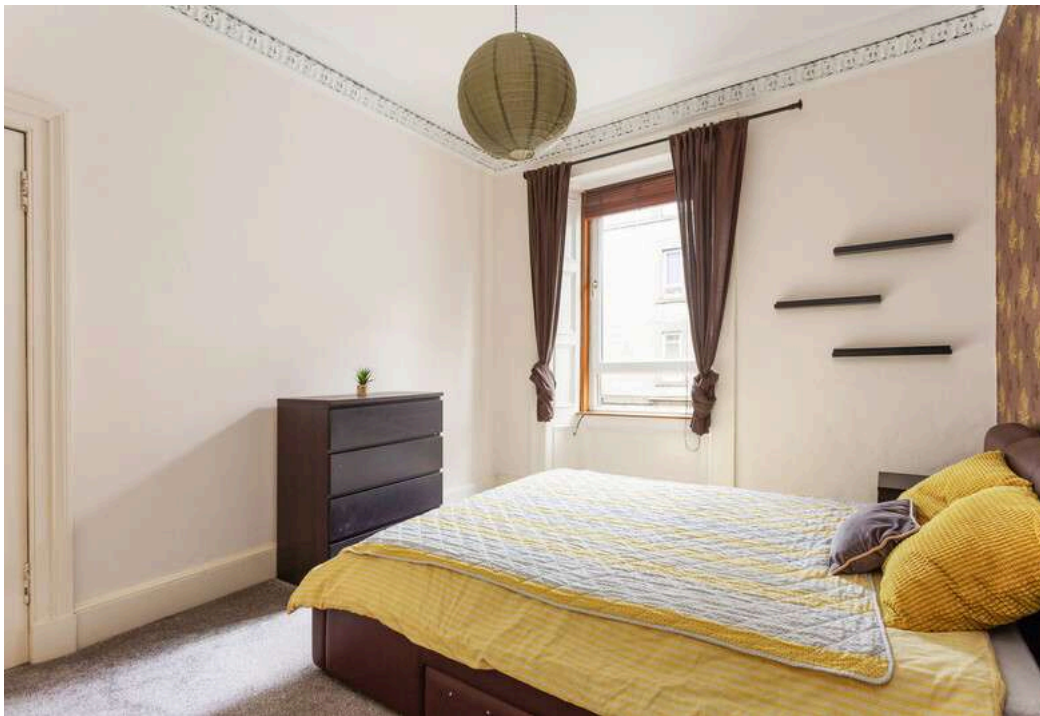
The fixed floor coverings, light fittings, curtains and kitchen appliances are included in the sale.

### Council tax

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

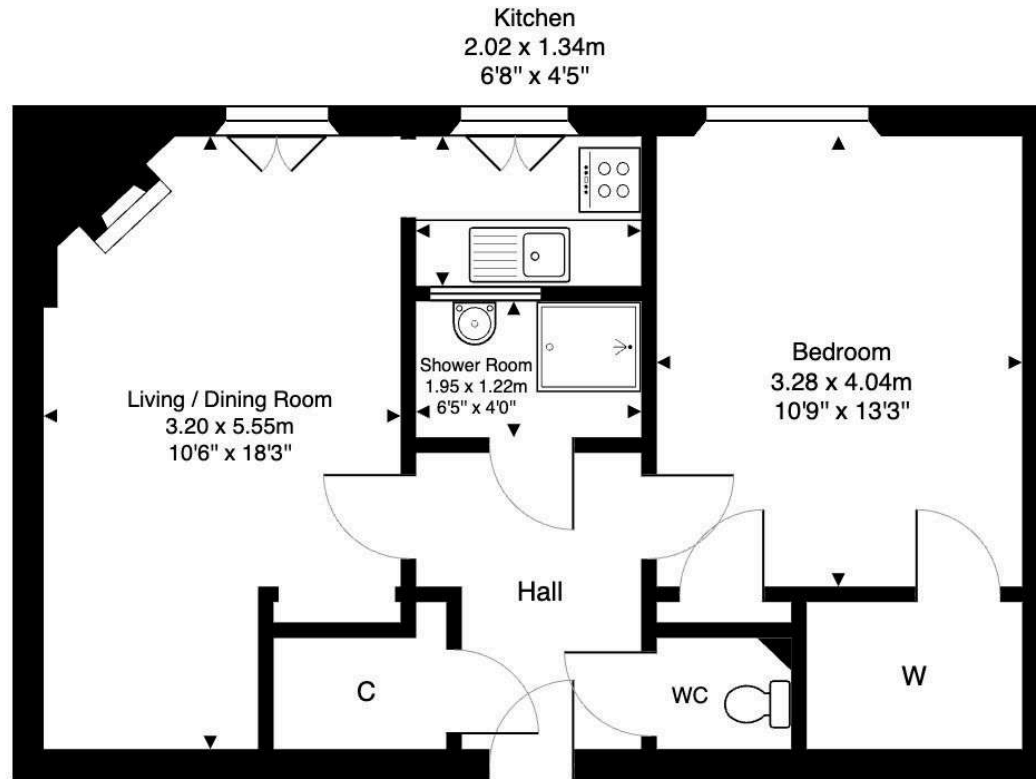








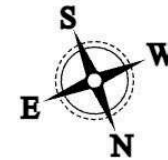




**14/2 Roseburn Place, Edinburgh, EH12 5NN**

Total Area: 48.3 m<sup>2</sup> ... 520 ft<sup>2</sup>

All measurements are approximate and for display purposes only



**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