



41 Balbirnie Place, Edinburgh, EH12 5JF

Description

Centrally located two-bedroom end terraced house situated close to excellent transport links and within walking distance of Edinburgh City Centre. The property benefits from private front and rear gardens and gas central heating. The property would benefit from some upgrading but has excellent potential.

The accommodation comprises:

- Entrance hall and staircase
- Spacious living / dining room
- Fitted kitchen with a range of units with laminate worktops with inset stainless steel sink and appliances including electric cooker, washing machine and sink
- Two good sized double bedrooms with built-in wardrobes and shelving
- Bathroom with three piece suite

Outside and Gardens

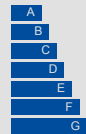
There are pleasantly landscaped gardens to the front and rear of the property. The rear garden is generally south facing. There is parking available nearby on street.



VIEWING DETAILS

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

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Location

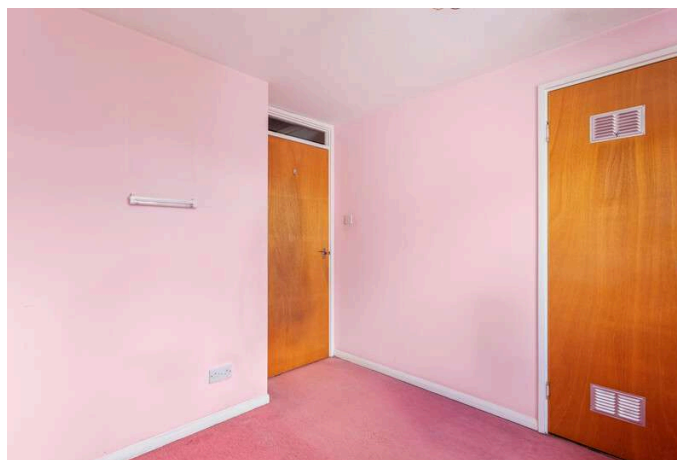
Roseburn is located just over a mile west of Edinburgh City Centre. The area offers a wide range of shopping facilities, with a Tesco Metro on Russell Road and Sainsbury's Supermarket at Westfield Road as well as local shops on Roseburn Terrace. It is conveniently located for the vast number of bars, 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 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.



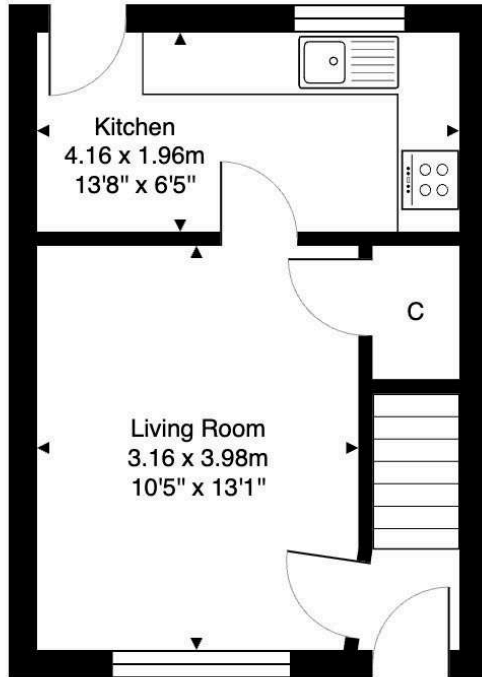


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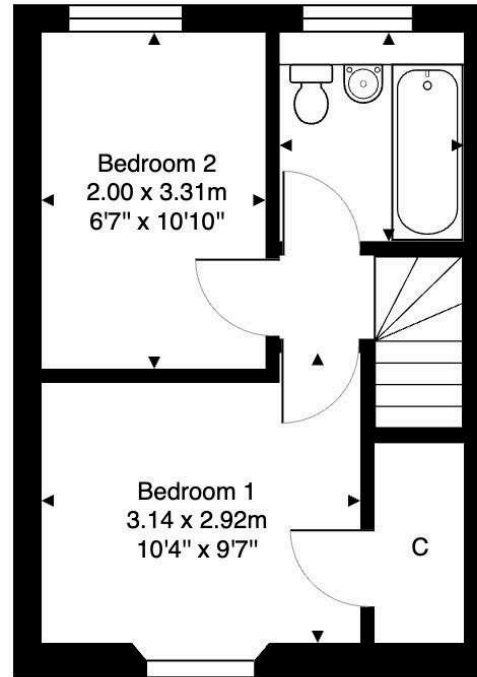
Total Area: 50.3 m² ... 541 ft²

All measurements are approximate and for display purposes only

Bathroom
1.81 x 2.05m
5'11" x 6'9"



Ground Floor



First 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
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E: property@dmdpartnership.co.uk

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