



COULTERS[®]

WELCOME TO:
ROSEBURN STREET

5/2 Roseburn Street, Roseburn, Edinburgh, EH12 5NW

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ROSEBURN STREET AT A GLANCE:



Leafy Roseburn location



Traditional apartment



Generously proportioned accommodation



Superb bus and tram links



Close to the Water of Leith walkway



Excellent local amenities

EXTRAS:

All fixtures and fittings, including; curtains, light fittings, carpets and fitted floor coverings. Please note that other items may be available through separate negotiation.



A LITTLE BIT ABOUT THE PROPERTY:

Situated in Roseburn part of the Coltbridge and Wester Coates conservation area, this is a bright and tastefully presented two-bedroom traditional apartment. Forming the first floor of a sandstone tenement and quietly positioned, yet minutes from amenities and transport links, it has much to offer and will appeal to an array of buyers. Benefitting from generous proportions and stylish interiors along with a new boiler and a well-kept shared rear garden this is a fantastic opportunity.

- Bright and stylish living/kitchen with twin windows looking over Roseburn Street. The interior which includes pendant lighting and hardwood flooring is finished in warm creams and natural tones. Bespoke sliding door storage is a creative and useful addition.
- Well-laid-out corner kitchen with under-base lit handleless wall and floor units, wood-effect worktops and splashback, and integrated appliances including a hob, extractor hood, and an oven.
- Light-filled principal double bedroom with bay windows, carpeting, and bespoke wall-to-wall wardrobes.
- Second comfortable carpeted double bedroom and/or home office.
- Luxury contemporary walk-in shower room with a chrome towel radiator.
- Double glazing and gas central heating throughout (new boiler).
- Hive control system.
- Shared rear garden with lawn and drying area.
- 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 prestigious area of Stockbridge and the beautiful expanse of The Royal Botanic Garden.

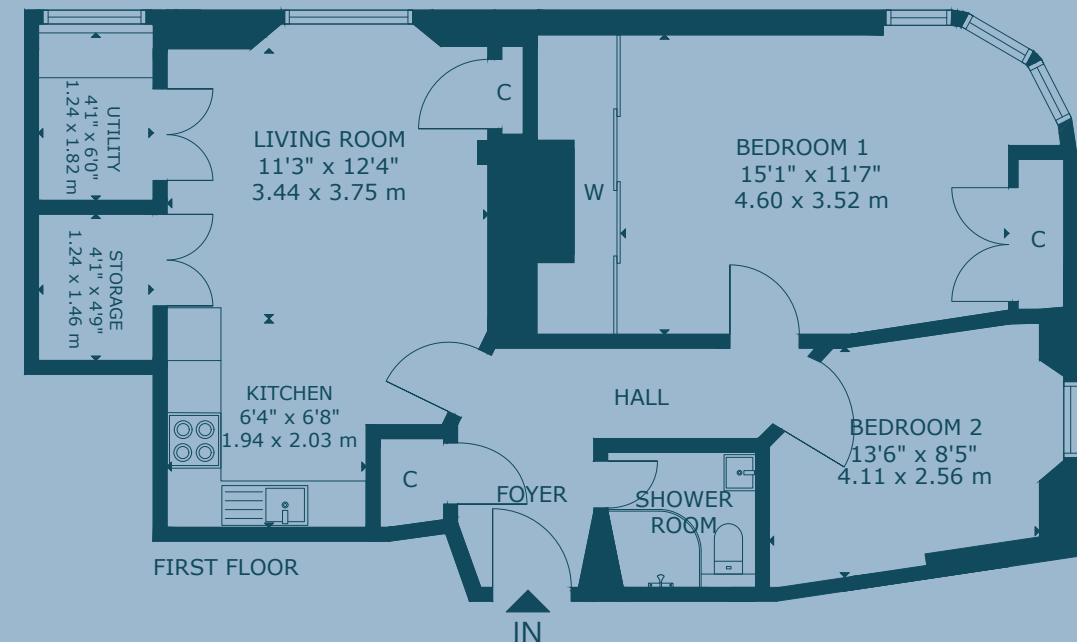
Ideally situated for Roseburn Park and Murrayfield Stadium the home of Scottish Rugby and a popular concert venue, other excellent recreational amenities are to be found at the nearby David Lloyd Health Club in Corstorphine with its swimming pool, state-of-the-art gym, fitness classes, café, and tennis 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 options such as St George's School, and The Erskine Stewart's Melville Schools are close. Superb transport links mean that regular bus and trams take you quickly into Haymarket, the West End, and the City Centre, as well as Edinburgh International Airport.



FLOOR PLAN:



5/2 Roseburn Street, Roseburn, Edinburgh, EH12 5NW

Approx. Gross Internal Area

774 Sq Ft - 72 Sq M

For identification only. Not to scale.

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WE'D LOVE TO
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