



**GILSON GRAY**

LAW • PROPERTY • FINANCE

**38 (GF2) ROSEBURN STREET**

Roseburn, Edinburgh, EH12 5PN



Offering well-presented, modern interiors, this ground-floor flat forms part of a traditional tenement in desirable Roseburn and accommodates a living room, a breakfasting kitchen, a double bedroom, and a bathroom – ideally proportioned accommodation for first-time buyers, professionals, couples, downsizers, and rental investors alike. It also benefits from access to a communal garden and unrestricted on-street parking.

Extras: Integrated kitchen appliances comprising oven, hob, extractor hood, and fridge/freezer will be included in the sale. Please note, no warranties or guarantees shall be provided for the appliances.

## FEATURES

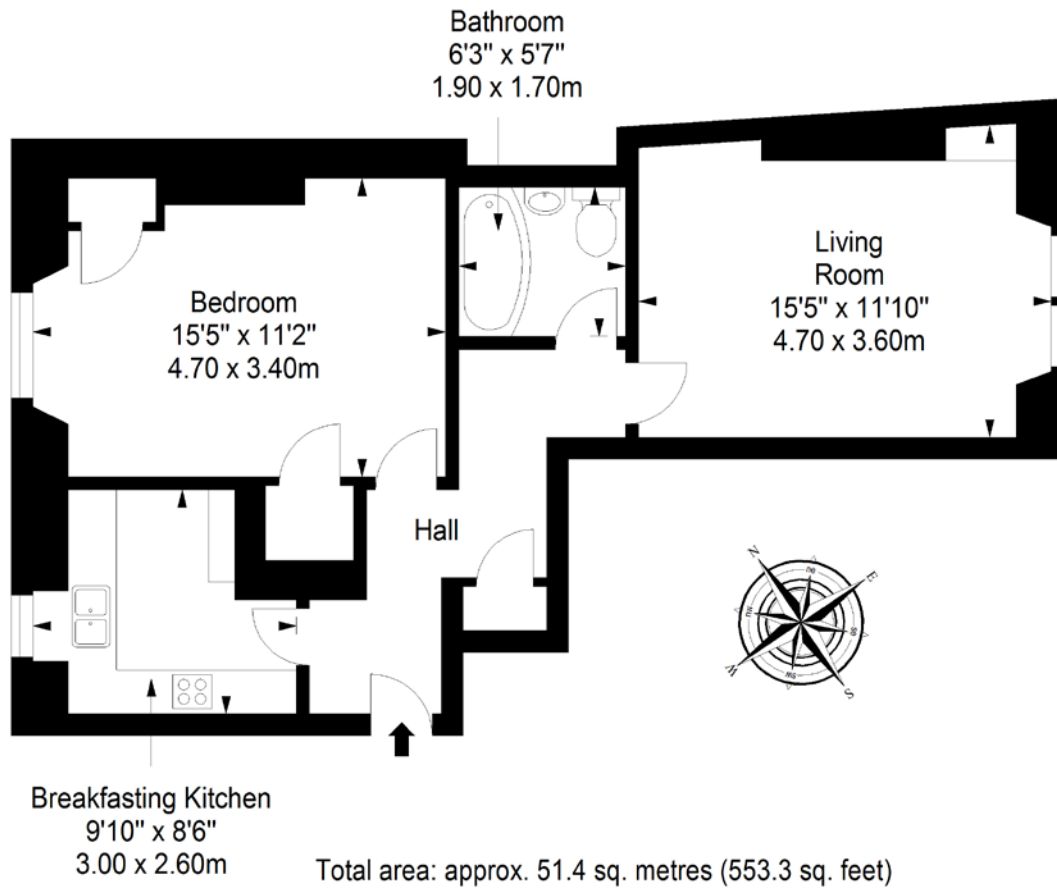
- Ground-floor flat in Roseburn
- Part of a traditional tenement
- Modern interiors
- Secure shared entrance
- Hall with built-in storage
- Southeast-facing living room
- Breakfasting kitchen
- Double bedroom with storage
- Bathroom with shower-over-bath
- Communal garden
- Unrestricted on-street parking
- EPC Rating - D
- Council Tax Band - B



"MODERN INTERIORS,  
BREAKFASTING KITCHEN  
AND A DOUBLE BEDROOM  
WITH STORAGE"



Ground Floor  
Approx. 51.4 sq. metres (553.3 sq. feet)



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GILSONGRAY.CO.UK

**EDINBURGH**

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EH1 2BW  
0131 516 5366



**GLASGOW**

160 West George Street  
G2 2HQ  
0141 530 2021



**EAST LOTHIAN**

33 Westgate  
EH39 4AG  
01620 893 481



**DUNDEE**

2 West Marketgait  
DD1 1QN  
01382 201 000



**BORDERS**

01890 880 008

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These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.