



2/7 Roseburn Street

Roseburn, Edinburgh, EH12 5NW

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This one-bedroom second-floor flat is within a traditional tenement building, located in sought-after Roseburn. Close to amenities, regular transport links, and idyllic green spaces, it offers an easy commute into the city centre. Furthermore, the southeast-facing flat is well-presented throughout, providing bright and airy rooms with period features. It also has a modern kitchen and shower room. The flat is sure to have broad appeal, especially amongst city professionals, first-time buyers, and couples alike.

The property is reached via a secure shared entrance and stairwell, the front door opening to a central hall lined with four-panel wooden doors. It provides a welcoming introduction, as well as a built-in cupboard for storage. On the right is the living/dining room. Spanning the depth of the flat, this reception area has neat zones for comfortable lounge furniture and a table and chairs, or, as is currently shown, a home workstation. The southeast-facing room is enhanced by light décor and a vintage feature fireplace that forms a handsome focal point. Next door, the kitchen has a modern design fitted with white cabinets and complementary worktops, which are framed by black metro-style splashbacks for a fashionable monochrome-inspired colour palette. It includes an integrated oven and gas hob, and an undercounter fridge, and a washing machine. A freezer is also included.



Features

- A traditional second-floor flat
- Part of a conservation area in Roseburn
- Bright, southeast-facing aspect
- Lightly decorated interiors
- Secure shared entrance
- Welcoming central hall
- Southeast-facing living/dining room
- Modern fitted kitchen
- Spacious double bedroom
- Three-piece shower room
- Communal garden and drying green
- Gas central heating and double glazing
- EPC Rating - C





“A traditional second-floor flat,
part of a conservation area in
Roseburn with a bright, southeast-
facing aspect”







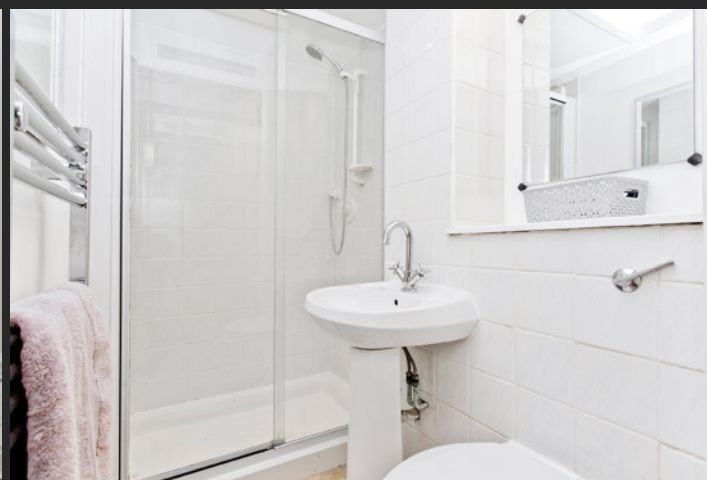
On the opposite side of the hall, the double bedroom has similar proportions to the living area providing ample floorspace for an excellent choice of bedside furnishings. The spacious room further benefits from neutral décor, snug carpeting, and a traditional press cupboard. It also enjoys a beneficial southeast-facing aspect, as well as period cornicing and a ceiling rose which both highlight the lofty dimensions. A white-tiled shower room, equipped with a three-piece suite, completes the accommodation on offer. Gas central heating and double glazing ensure year-round comfort.

Outside, there is a lawned communal garden with a shared drying green.

Extras: all fitted floor and window coverings, light fittings, an integrated oven and hob, a fridge, a freezer, a washing machine, and the large bedroom wardrobe to be included in the sale.

Area

Established west of the city centre on the banks of the Water of Leith, part of Roseburn falls within the Coltbridge and Wester Coates conservation area and is cherished for its rich architectural landscape and protected areas of natural beauty. Whilst just a short walk from bustling Haymarket and the desirable West End, within minutes you can also be strolling along the tranquil Water of Leith Walkway, taking in sights such as idyllic Dean Village along the way. Vibrant Roseburn Terrace is lined with a charming selection of local shops and services, including an express supermarket and a choice of traditional pubs, cafes, and restaurants. More extensive shopping facilities are available at nearby Craighleith Retail Park, or indeed in the city centre. Residents enjoy an array of sport and fitness activities right on their doorstep, including the Murrayfield Lawn Tennis Club, several gyms and sport clubs, and, of course, Murrayfield Stadium is just around the corner. Roseburn is within the catchment area for excellent state schools and is also ideally situated for some of the capital's finest independent schools. Roseburn is exceptionally well connected and served by fantastic public transport links, including a comprehensive bus network and tram services between Edinburgh International Airport (calling at Haymarket station) and the city centre. Roseburn is also traversed by Route 1 of the National Cycling Network, which connects with various cycle and pedestrian paths across the city and beyond.

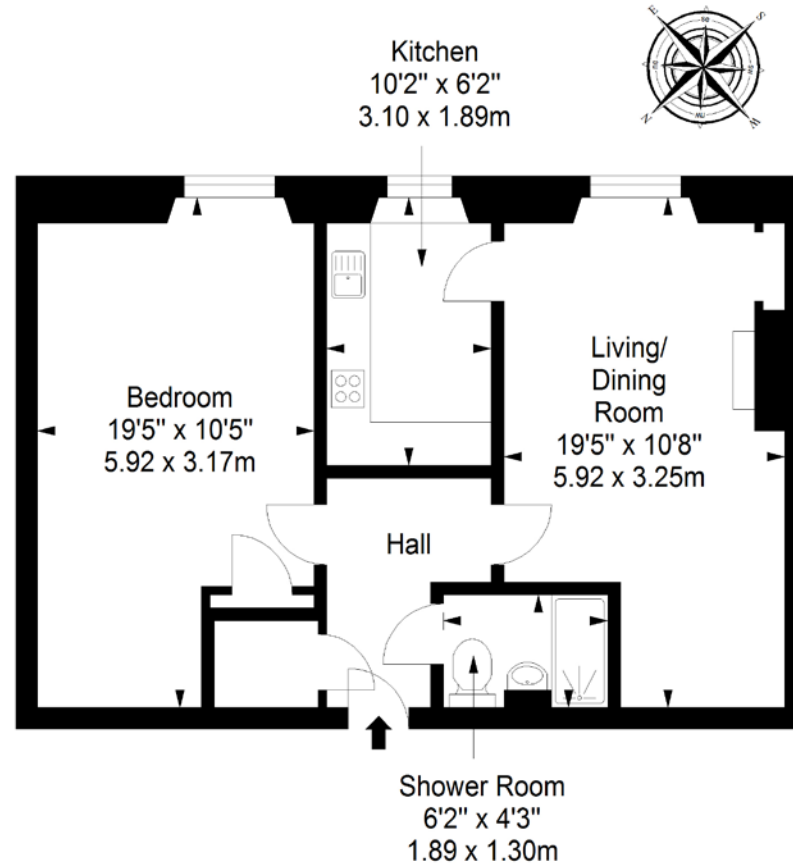




Floorplan

Second Floor

Approx. 49.6 sq. metres (533.9 sq. feet)



Total area: approx. 49.6 sq. metres (533.9 sq. feet)

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