



PF1, 3 Roseburn Place  
Roseburn, Edinburgh, EH12 5NP

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- Shared secured entry.
- Reception hall with storage.
- Attractive open plan living room/modern fitted kitchen with appliances.
- French doors to communal garden at rear.
- Larder storage cupboard.
- Well-presented & generously proportioned double bedroom.
- Boxroom/home office or study.
- Contemporary fitted bathroom with shower.
- Gas central heating.
- Double glazing.
- Original period features including ceiling corning and traditional Edinburgh press
- Private garden to front.
- Communal garden at rear.
- Unrestricted on-street parking on Roseburn Place and the immediate surrounding streets.



## GENERAL DESCRIPTION

A superb ground floor flat part of a traditional tenement building in the vibrant and much sought after Roseburn district of the city, perfectly positioned for access into the city centre which is within walking distance and a wide range of local amenities. The property would make an ideal purchase for a first-time buyer/young couple.

**COUNCIL TAX BAND:** C.  
**TRAIN STATION:** APPROXIMATELY 600 METRES TO HAYMARKET TRAIN STATION.  
**AIRPORT:** APPROXIMATELY 6 MILES TO EDINBURGH AIRPORT.  
**BUSES:** WITHIN 100 METRES.  
**TRAM:** WITHIN 400 METRES.

## LOCATION

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. 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, as well as Murrayfield Sainsburys which is within short walking distance. Residents enjoy an array of sport and fitness activities right on their doorstep, including the Murrayfield Lawn Tennis Club, various local golf courses, 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. The area 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 Murrayfield Station) and the recently opened link to Newhaven. 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.

**EXTRAS: ALL FITTED CARPETS AND FLOOR COVERINGS, SOME LIGHT FITTINGS, SOME CURTAINS AND POLES, WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, COOKER HOOD, FRIDGE AND AUTOMATIC WASHING MACHINE WITHIN THE LARDER STORAGE CUPBOARD.**

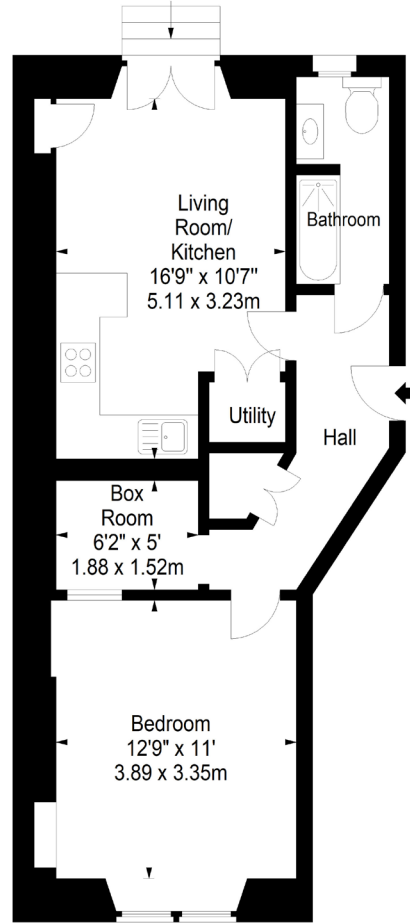




Roseburn Place,  
Edinburgh,  
Midlothian, EH12 5NP



Approx. Gross Internal Area  
502 Sq Ft - 46.64 Sq M  
For identification only. Not to scale.  
© SquareFoot 2024



Ground Floor



ENERGY PERFORMANCE  
CERTIFICATE RATING C

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WEBSITE: [GILLESPIEMACANDREW.CO.UK/PROPERTIES](http://GILLESPIEMACANDREW.CO.UK/PROPERTIES)

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. 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. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.