



**boyd** property

32-10 Roseburn Street  
EDINBURGH | EH12 5PR

# 32-10 Roseburn Street

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## Description

A traditional top floor flat situated within the vibrant Roseburn district of the City and within walking distance of Edinburgh City Centre and an excellent range of local amenities. The property has been freshly painted throughout and would now benefit from a general refurbishment. The accommodation briefly comprises: Shared secure entry stairwell, entrance hall with large storage cupboard and boxroom, open plan lounge/kitchen/dining room with larder storage cupboard. There is a well-proportioned light and airy double bedroom and bathroom. The property benefits from electric heating in the hall, bathroom and there is a gas fire in the lounge. Original features include cornice work, wood panelled doors, tall ceiling and original fireplaces. There is a well-maintained communal garden and unrestricted on street parking.

## Location

The vibrant Roseburn district lies to the west of Edinburgh City Centre, convenient to a frequent public transport service operating to many parts of the City while Haymarket Train Station is also a comfortable walk/short bus journey away. The tram line is also close by and the City-Bypass is easily accessible linking up with major motorway networks. There are a selection local shops on Roseburn Terrace, a Tesco Metro and a large Sainsburys at nearby Westfield. A more comprehensive range of shops and amenities can be found at Edinburgh's West End and Princes Street. Leisure facilities are also well catered for including golf courses, nearby Roseburn Park, the Water of Leith walkway, Edinburgh Zoo and Murrayfield Stadium all close at hand.

## Extras

All fitted floor coverings.

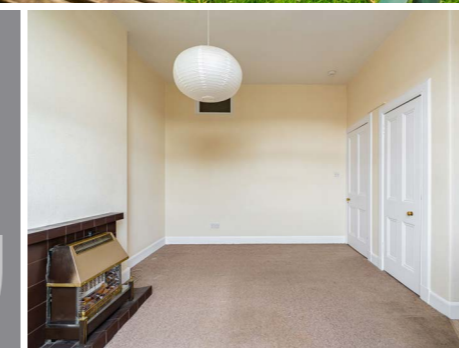


## Features

- Entrance hall
- Lounge/Kitchen/Dining room
- 1 Bedroom
- 1 Boxroom
- 1 Bathroom
- Good storage facilities
- Original features
- Communal garden
- Unrestricted on street parking

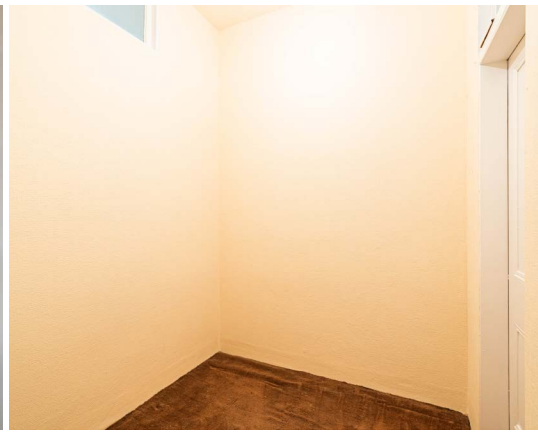


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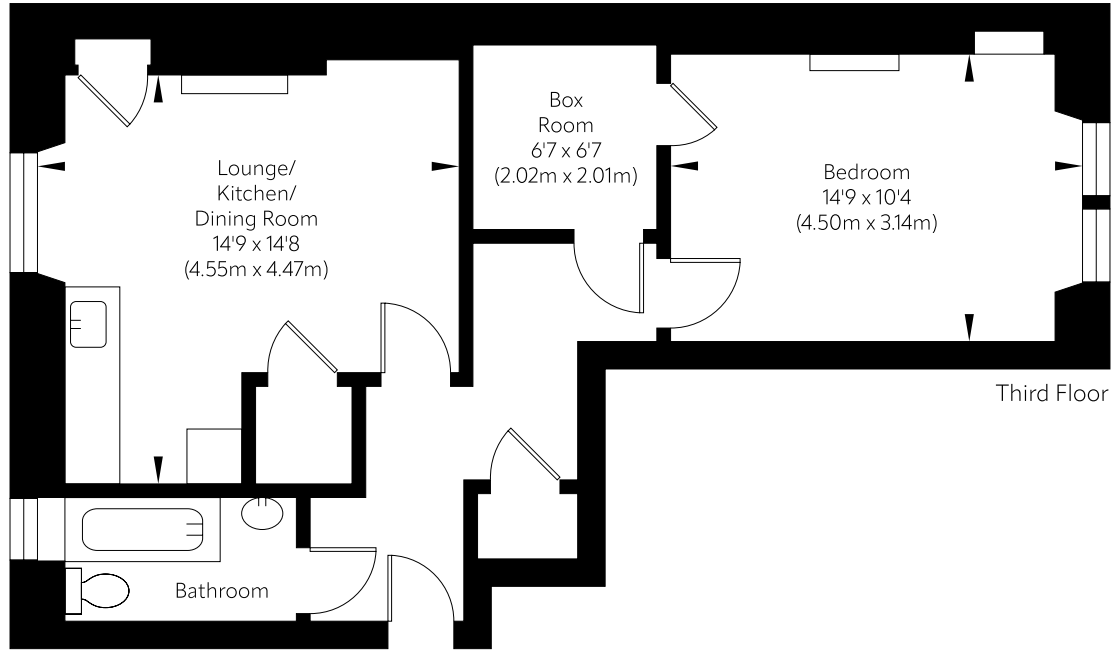


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Approx. Gross Internal Floor Area 51.45 Sq M / 554 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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