

COULTERS®



59/2 BALBIRNIE PLACE

HAYMARKET, EDINBURGH, EH12 5JL

1 BED

1 BATH

1 PUBLIC



TAKE A LOOK INSIDE

This lovely one bedroom flat is located on Balbirnie Place, a quiet residential cul-de-sac just off Roseburn Terrace. Situated on the ground floor, the property is beautifully presented throughout and with its excellent location close to Haymarket, the West End and Murrayfield, is sure to appeal to first time buyers, investors and downsizers.

There is a bright, south facing living room, fitted kitchen, good-sized double bedroom with built-in wardrobe, and a contemporary bathroom suite that was installed just a couple of years ago. A large cupboard off the hall provides excellent storage.

The property is fitted with brand new double glazing and is heated by a electric night storage/panel heating system. A secure entry system provides access to the building.

KEY FEATURES



Ground floor flat in factored building



Neatly kept communal grounds



Less than 10 minute walk to Haymarket



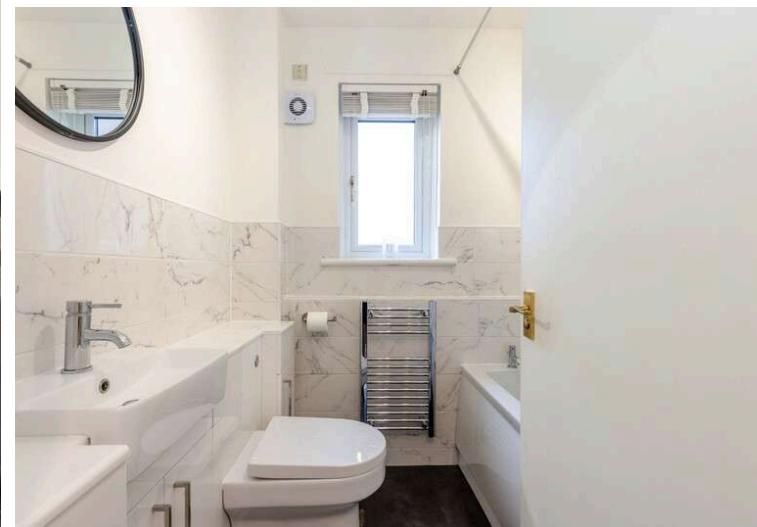
Spacious double bedroom



Residents' parking



Excellent amenities at both Haymarket and Roseburn



There are well-kept communal grounds that surround the property and a residents' car park for which this flat owns two permits.

The factor is Charles White and the quarterly factoring costs, including buildings insurance are approximately £250.

THE LOCAL AREA

Lying to the west of Edinburgh's City Centre, Balbirnie Place occupies a desirable position between Haymarket and Roseburn. This superb location is conveniently close to excellent transport links at the train station and tram stop and is ideally situated for Roseburn Park and Murrayfield Stadium. Scenic walks and cycleways are easily accessible from Roseburn Path which leads to the Water of Leith, historic 19th Century Dean Village, the renowned Scottish National Gallery of Modern Art, the prestigious area of Stockbridge and the beautiful expanse of The Royal Botanic Garden. Convenient daily shopping is available on Roseburn Terrace which boasts a Scotmid, Tesco Express, a pharmacy, dentist, opticians along with the popular bars, cafes and delicatessens.

EXTRAS

All light fittings, chest of drawers in bedroom, cooker, fridge and fitted flooring are included in the sale price. Please note that all blinds, curtains and curtain poles will be removed prior to sale.

GET IN TOUCH



www.coultersproperty.co.uk



0131 603 7333



enquiries@coultersproperty.co.uk



GROUND FLOOR

59/2 BALBIRNIE PLACE, HAYMARKET, EDINBURGH

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL AREA 456 SQ FT / 42 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.