



**boyd** property

51/1 Roseburn Terrace  
EDINBURGH | EH12 5NQ



# 51/1 Roseburn Terrace

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## Description

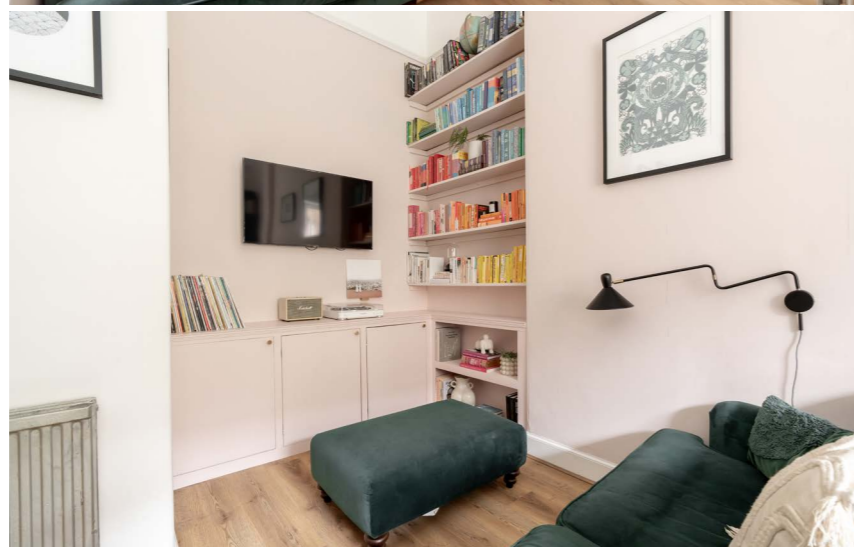
An excellent opportunity has arisen to acquire this bright and spacious ground and garden level flat, which forms part of a handsome period tenement building, enjoying a superb central location in the capital's desirable Roseburn area. The property has been tastefully decorated throughout and offers generously proportioned accommodation which would be well suited to the professional couple or young family. Internally the accommodation briefly comprises a welcoming entrance hall, a beautiful open plan lounge/kitchen/dining room with dedicated spaces for relaxing and entertaining, a stylish bathroom with white suite comprising a handsome rolltop bath, sink and WC. A carpeted staircase with wooden balustrade leads to the lower level which gives access to the principal bedroom which offers lovely views over the communal garden and comes complete with a walk-in cupboard, two further storage cupboards and a contemporary ensuite shower room. The second bedroom provides similar views over the rear garden and features a beautiful wooden fireplace. The property benefits from double glazing, gas central heating, entry phone security system and access to a well-maintained communal garden to the rear, that is mainly laid to lawn and bordered with mature plants, shrubbery, and trees. This property will make a perfect home and viewing is highly recommend to full appreciate what this fabulous property has to offer.

## Location

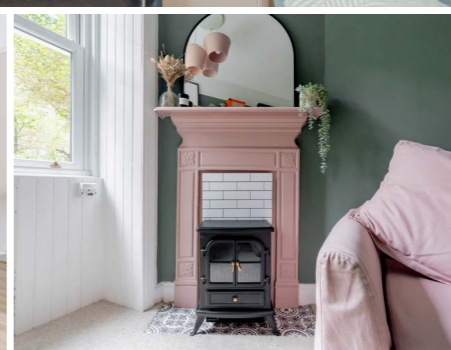
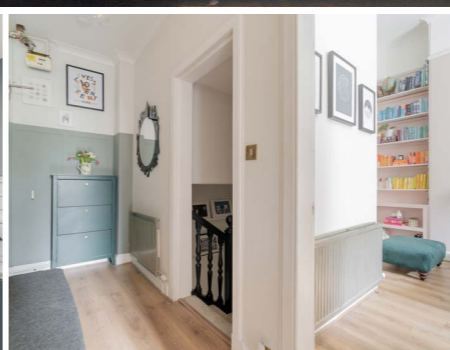
Roseburn is situated to the West of Edinburgh's City Centre and offers an excellent range of amenities accessible by a short walk or via excellent tram and bus links. A range of independent local shops and a Tesco Express are located on Roseburn Terrace, whilst a Sainsbury's supermarket is located in neighbouring Murrayfield. The restaurants, bars, shops and cinemas of the West End, Princes Street, St Andrew's Square and the St James Quarter are all conveniently accessible. Nearby leisure facilities include the open spaces of Roseburn Park, Murrayfield Sports Stadium, Murrayfield Ice Rink and the Water of Leith walkway which provides pleasant walks to the Gallery of Modern Art, the Dean Village and the fashionable Stockbridge district of the city. Murrayfield Tram Stop is a 5-minute walk from the property and links to the city centre and Edinburgh International Airport.

## Extras

All fitted floor coverings.



“ A bright and spacious ground and garden level flat, which forms part of a handsome period tenement building, enjoying a superb central location in the capital's desirable Roseburn area. ”



## Features

- Entrance hall
- Open plan lounge/dining room/kitchen
- Lower landing
- 2 Bedrooms
- 2 Bathrooms
- Double glazing
- Gas central heating
- Communal rear garden

FREE HOLD

C  
ERC RATING

B  
COUNCIL TAX BAND

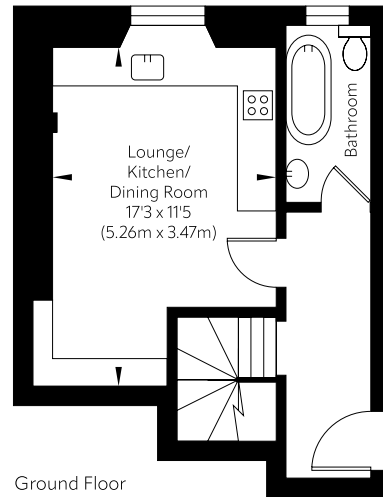


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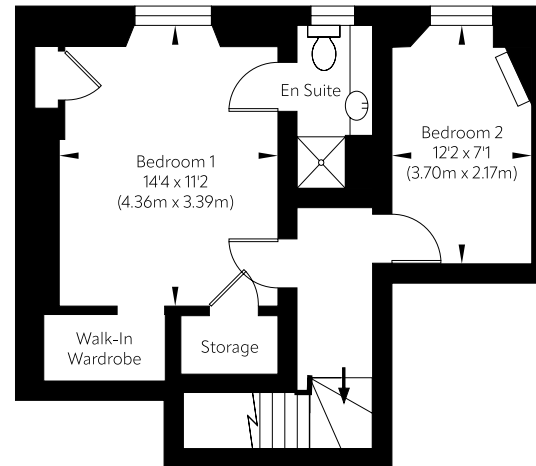




Approx. Gross Internal Floor Area 69.08 Sq M / 744 Sq Ft.



Ground Floor



Lower Ground Floor

Area excludes garages, outbuildings, attics and eaves if applicable. All measurements are approximate. Not to scale. For identification only. © 2024 planography.co.uk

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