

COULTERS®

# 69 BALBIRNIE PLACE

ROSEBURN, EDINBURGH, EH12 5AD

 1 BED  1 BATH  1 PUBLIC





## TAKE A LOOK INSIDE

69 Balbirnie Place is a delightful, modern maindoor flat, immaculately presented throughout, situated in the popular residential area of Roseburn. The property is ideally located next to Roseburn Path, on the border between Roseburn and Haymarket, enabling the owner to enjoy the benefits of both locations, including an array of local shopping and great transport connections provided by Haymarket station and the Tram.

## KEY FEATURES



Immaculately presented maindoor flat.



Well proportioned double bedroom with fitted wardrobes.



On street residents permit holder parking.



Delightfully situated next to Roseburn Path.



Less than 10 minute walk to Haymarket Train Station.



Excellent amenities at both Roseburn and Haymarket.



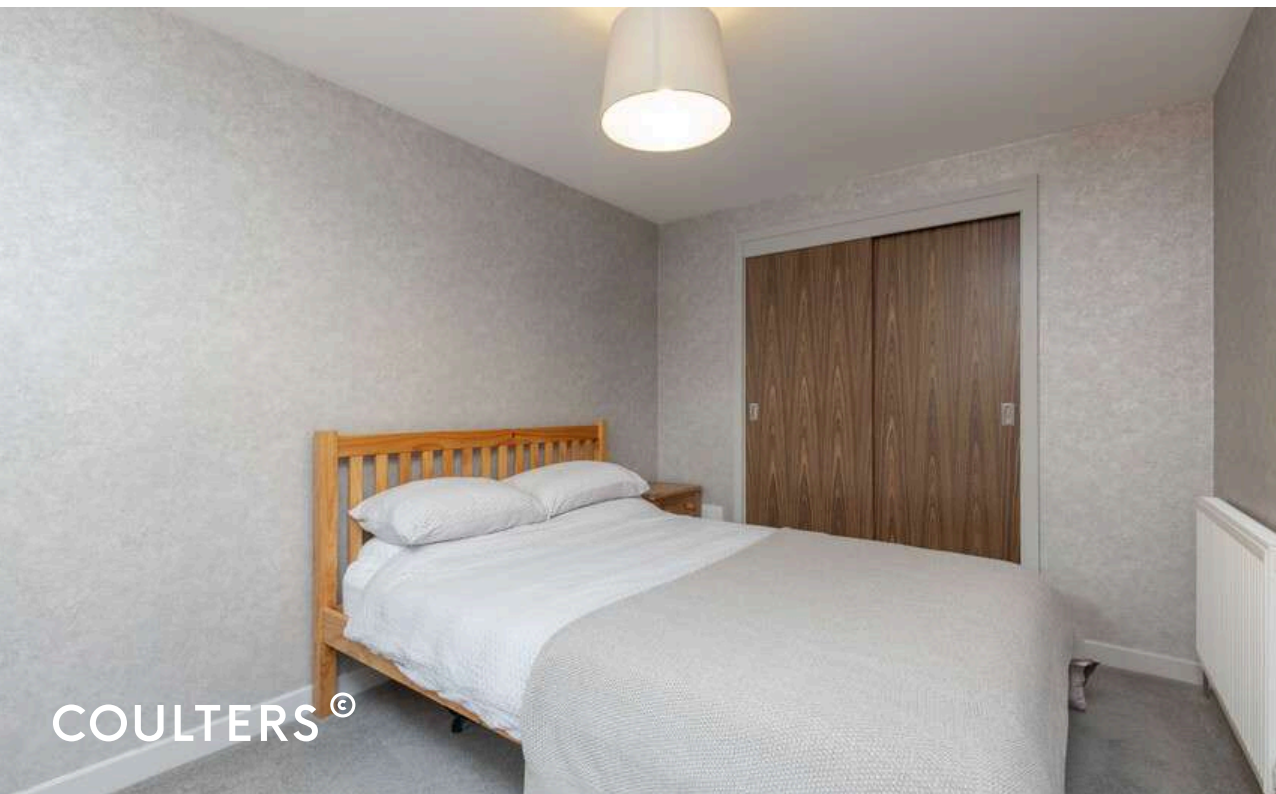




The front door opens onto the hall (with storage cupboard) which in turn leads to the spacious, open plan sitting kitchen / living room. The property's elevated position provides views to the front of the property, with a comfortable lounge area from which to enjoy it. Stylish wall and base mounted kitchen cabinetry flanks two walls with integrated appliances: electric hob, oven, fridge/freezer, dishwasher and washer/dryer. The sleek, contemporary bathroom has a superb rainfall shower over the bath, in addition to a wash hand basin, WC, heated towel rail and under floor heating. Heating and hot water are provided by gas central heating and there is double glazing throughout. Externally there is a shared tiled patio area and resident's on street permit holder parking is available outside.







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## THE LOCAL AREA

Lying to the west of Edinburgh's City Centre, Balbirnie Place occupies a desirable position between Haymarket and Roseburn. The property's 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 (that this delightful property sits on the edge of) 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 Tesco Express, a Londis, a pharmacy, dentist, opticians along with the popular bars, cafes and delicatessens.

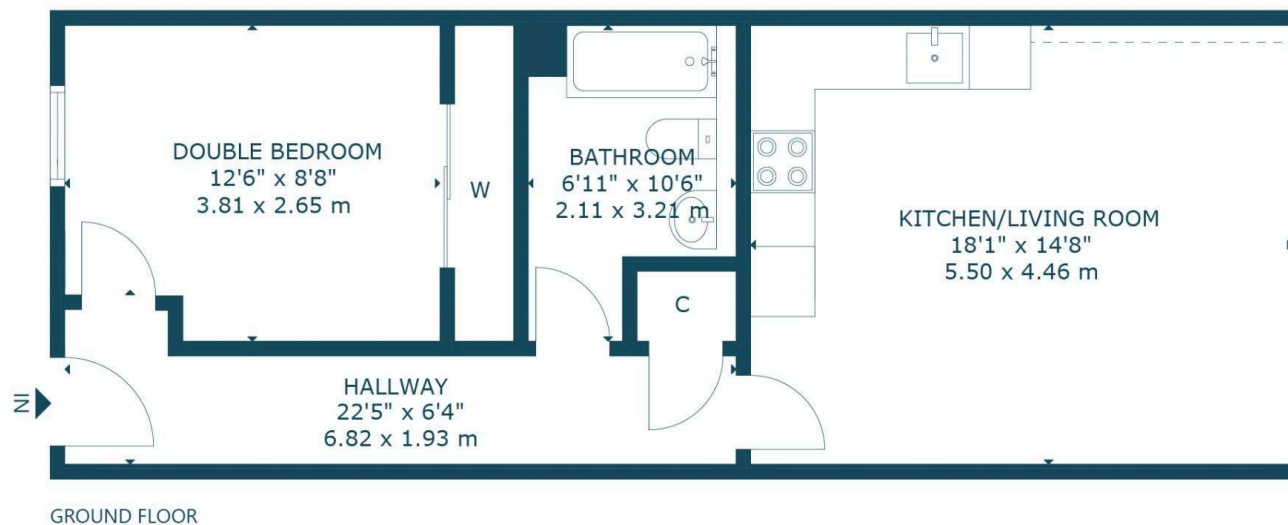
## EXTRAS

All blinds, light fittings, fitted flooring, white goods and storage/TV display unit are included in the sale price.









69 BALBIRNIE PLACE, ROSEBURN, EDINBURGH, EH12 5AD  
APPROXIMATE GROSS INTERNAL AREA 599 SQ FT / 56 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.