



36 (1F1) Roseburn Street, Edinburgh, EH12 5PN

Attractive one-bedroom first floor flat with close to excellent amenities and transport links

URQUHARTS
EDINBURGH



DESCRIPTION

36 (1F1) or flat 4 Roseburn Street is an attractive and spacious one bedroom first floor flat situated in the popular Roseburn and neighbouring Murrayfield area. The location is superb with excellent local amenities and transport links to the city centre & surrounding areas.

Entrance hall with storage cupboards; bright and spacious living room / dining room overlooking Holyrood Park; fitted breakfasting kitchen with wall and base units, integrated appliances and breakfast bar; good-sized double bedroom quietly situated to the rear with large cupboard; and a bathroom with three-piece suite.

ACCOMMODATION

Entrance hall. Living room / dining room. Kitchen. Double bedroom. Bathroom.

Gas central heating. Double glazing. Well-maintained communal rear garden. Unrestricted on street parking.

LOCATION

Roseburn Street is situated in the popular Roseburn and neighbouring Murrayfield area, which lies to the west of the city centre. Local shops cater for everyday needs with a Tesco

Metro on the doorstep, a Sainsburys supermarket at Westfield Road and a large Tesco Superstore in Corstorphine. More extensive shopping is available at the Gyle Shopping Centre, Craigleith Retail Park or Hermiston Gait just a little further afield. Leisure and recreational facilities include Murrayfield Ice Rink and Rugby Stadium (which are within short walking distance from the property), Edinburgh Zoo, Scottish National Modern Art Galleries, and scenic walks alongside the Water of Leith. Murrayfield tram stop and Haymarket train station are within walking distance with regular buses running to and from the city centre and surrounding areas. The city bypass, Edinburgh Airport, Forth Road Bridge/Queensferry Crossing and main motorway networks are within easy reach via the A90. The main thoroughfares of Princes Street and George Street offering several high street shops, restaurants and bars are within easy reach along with St James Quarter. Both Edinburgh, Napier and Heriot Watt University campuses are easily accessible.

INCLUDED IN SALE

All fitted floor coverings, light fittings, curtains & blinds, and kitchen appliances.

PRICE AND VIEWING

For price and viewing arrangements please contact Urquharts 0131 556 2896

HOME REPORT

The Home Report is available at www.espc.com or by contacting Urquharts Property on 0131 556 2896 or email: property@urquharts.co.uk. All interested parties are advised to view the Home Report prior to viewing the property.

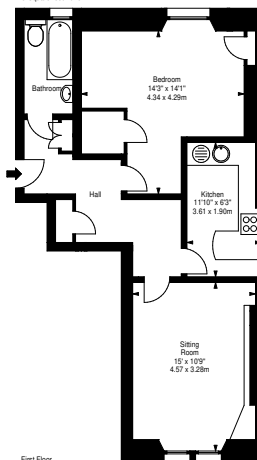
The property has a Council Tax Band **B**
The property has an Energy Rating Category **C**
Tenure Freehold



**Flat 4 (1 Flat 1),
36 Roseburn Street,
Edinburgh,
Midlothian, EH12 5PN**



Approx. Gross Internal Area
562 Sq Ft - 52.21 Sq M
For identification only. Not to scale.
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NOTES

1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.

2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.
3. All measurements are approximate and any plans are for guidance only and are not guaranteed.
4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.

5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.
6. These particulars are not intended to nor will they form part of any contract.
7. A Home Report is available upon request from Urquharts Property – please email property@urquharts.co.uk.