



2 Balbirnie Place
ROSEBURN | EDINBURGH | EH12 5JF


warners
solicitors & estate agents



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Well presented, end of terrace linked villa situated close to excellent transport links and within walking distance of all the local amenities Roseburn has to offer, as well as Edinburgh City Centre. This well presented property benefits from a lovely enclosed private front garden, electric heating and fantastic storage options and comprises:

- Entrance vestibule
- Spacious living/dining room with feature fireplace
- Kitchen fitted with floor standing units with space for appliances
- Good sized bedroom to the front with walk in mirrored wardrobes
- Wet room with electric shower and linen storage cupboard
- Ample storage options including attic space
- Lovely enclosed private front garden
- Double glazing
- On street permit parking

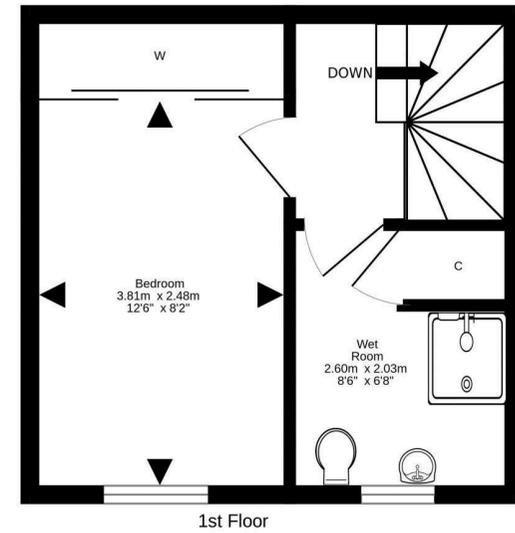
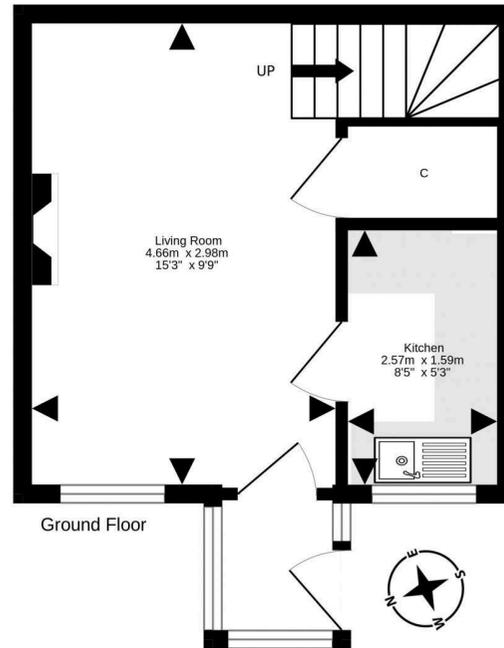
EPC Rating E

Extras include all blinds, curtains, carpets, light fittings and washing machine.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The subjects are located in the popular Roseburn area of Edinburgh, which lies to the west of the city centre. The property is beautifully positioned to take advantage of an excellent range of shopping outlets in the vicinity, mainly small specialist shops serving the local community. There is a Tesco Express on nearby Roseburn Terrace and a large Sainsbury Supermarket at Westfield Road. An alternative choice is available at Corstorphine Village and the Gyle Shopping Centre, with Hermiston Gait just a little further afield.. Heading in an easterly direction, the city centre itself can be easily accessed. Leisurewise the choice is excellent and includes established clubs and organisations, Edinburgh Zoo, Murrayfield Ice Rink and Rugby Stadium and scenic walks alongside the Water of Leith. Schooling is well represented from nursery to senior level. Nearby bus and trams services operate to other parts of the city and surrounding areas, whilst Haymarket Railway Station is only a short journey away. Travelling westwards by car on the A8 allows link-ups to the city bypass and main motorway networks.



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. Made with Metropix ©2024