



Offers Over
£290,000

17/2 Roseburn Terrace

Roseburn | Edinburgh | EH12 5NG

Neilsons are delighted to bring to market this well presented, first floor flat which forms part of a traditional tenement and is situated in the popular residential area of Roseburn, conveniently close to local amenities, great transport links and within easy reach of the City Centre. In move in condition, this home will undoubtedly appeal to professionals and families and early viewing is highly recommended.

-  3 bedrooms
-  1 public room
-  1 shower room
-  Communal garden
-  On street parking
-  EPC rating – C
-  Council tax band – C



Description

Accessed via a secure entryphone system and with stripped wood floors and period features throughout, the well proportioned accommodation briefly comprises; welcoming entrance hall with good storage, a delightful bright lounge with a glazed bi-fold door leading to the modern kitchen, which together offer a great open plan space for entertaining. There is a bedroom to the front with a pulley and storage, two bedrooms to the rear, one of which has a deep cupboard with hanging rail, and completing the accommodation is a contemporary shower room.

The property further benefits from double glazing and gas central heating with integrated HIVE heating thermostat together with recently replaced combi boiler.



Extras

All fixtures and fittings will be included in the sale along with the electric hob and oven, fridge/freezer, dishwasher and washing machine.

Gardens and Parking

There is a well maintained communal garden to the rear of the tenement and on street parking in the surrounding area.

Viewing

By appointment through Neilsons (0131 625 2222).





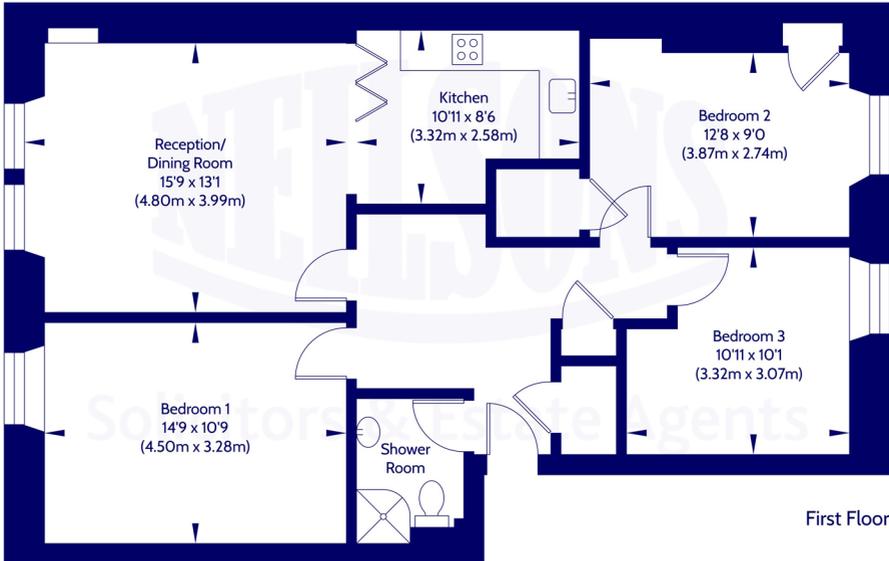
Location

Roseburn is a charming district situated to the west of Edinburgh's City Centre and offers an excellent range of local shops, cafes and restaurants throughout the area, including a Tesco Express and a Sainsbury's supermarket slightly further afield in neighbouring Murrayfield. The highly regarded Roseburn Primary school is just a short walk away and for secondary education, Craigmount High School falls within the school catchment for the area, easily accessible via the A8. The West End, Princes Street and George Street are only a short walk away offering all the facilities of the City Centre. There are excellent transport links with a frequent bus service, nearby Haymarket train station and Murrayfield tram stop, Cycle Paths to Cramond/Forth Road Bridge and the recently opened City Centre West-East Link cycle route. Leisure facilities include the open spaces of Roseburn Park, Murrayfield Stadium and Edinburgh Zoo, with the stunning Water of Leith walkway providing pleasant walks and linking with the fashionable Stockbridge area of the city.





Approx. Gross Internal Floor Area 83.01 Sq M / 894 Sq Ft.



First Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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