



26 (2F2)
Roseburn
Street

Roseburn
Edinburgh
EH12 5PR

Fully furnished traditional Victorian second floor flat

In excellent decorative order



Scan Here!



1 BED



1 BATH



SHARED GARDEN

ENERGY

C

EPC RATING



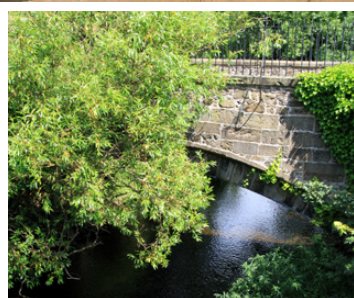
Edinburgh

ROSEBURN

Roseburn lies between Haymarket and Murrayfield convenient for the West End, Princes Street and the city centre. There are excellent shops and services locally and of course Princes Street with the beautiful back drop of Edinburgh Castle and George Street have a wide variety of shops, specialist and designer shops including Jenners and Harvey Nichols. The two magnificent squares St. Andrews Square and Charlotte Square are linked by George Street and along with Queen Street are home to Edinburgh's business world. This area can be reached in a matter of five minutes by bus or is a healthy walk away.

In and around the city centre and especially at the West End, there is an endless variety of restaurants and bars with every possible taste in food catered for. Its hotels, theatres and cinemas are within easy reach and are at most a five minute taxi drive away. Art galleries and places of historic interest are all within easy reach. The property is also conveniently placed for the Edinburgh International Conference Centre and Edinburgh's new financial district.

This area is well-served by regular bus services giving easy access to the many cultural and educational venues throughout the city, Haymarket rail station is a short bus journey away, and Edinburgh International Airport is also accessible by regular bus service nearby.



"...FULLY FURNISHED SECOND FLOOR VICTORIAN FLAT..."





THE KITCHEN

We are delighted to be bringing to the market this fully furnished second floor Victorian flat situated in this highly desirable area within walking distance of the city centre. Internally the accommodation boasts fine period features, is in excellent decorative order and briefly comprises entrance hall, lounge/dining room, fully fitted kitchen with integrated appliances, double bedroom and bathroom with shower. The property benefits from sanded and varnished flooring and full gas central heating. To the rear of the property there is a communal garden.

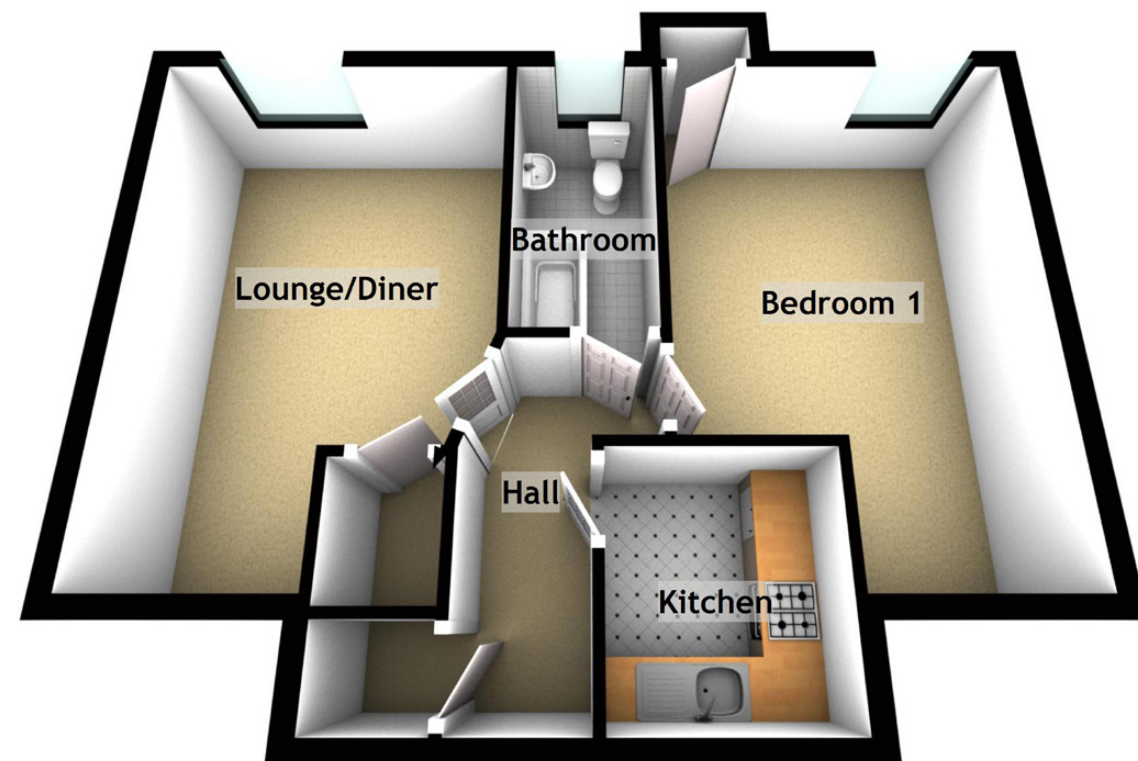


THE LOUNGE & DINING





THE BEDROOM & BATHROOM



APPROXIMATE DIMENSIONS

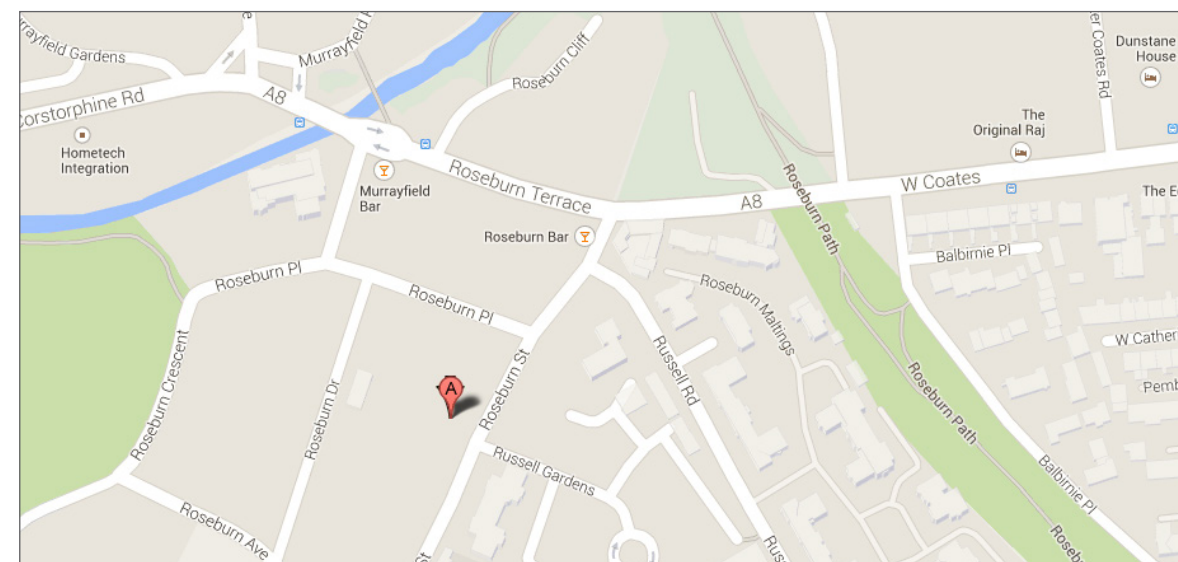
(Taken from the widest point)

Lounge/Diner	5.13m (16'10") x 3.01m (9'11")
Kitchen	2.22m (7'4") x 1.96m (6'5")
Bedroom 1	5.13m (16'10") x 3.40m (11'2")
Bathroom	2.86m (9'4") x 1.35m (4'5")

EXTRAS

(Included in the sale)

All furniture and kitchen appliances as seen form part of the sale.





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Legal Awards

FINALIST
SCOTTISH LEGAL AWARDS 2013
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SCOTTISH LEGAL AWARDS 2012

Law Awards

LAW AWARDS OF SCOTLAND 2012
FINALIST

The Times Best Estate Agency

SCOTLAND AGENCY OF THE YEAR 2011
THE SUNDAY TIMES

Skills Development Scotland Award

★ Scotland's Modern Apprenticeship Awards 2012

Part Exchange

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Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of an offer and all statements contained herein are believed to be correct but are not guaranteed and any intended purchaser must satisfy themselves as to their accuracy. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. They have been chosen to indicate the general size and shape of each room. Any detailed measurements ought to be taken personally.



Text and description
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