NEILSONS

Solicitors & Estate Agents



Offers Over

£275,000

24/4 Roseburn Place

Roseburn | Edinburgh | EH12 5NL

This bright and generously proportioned first-floor flat forms part of a handsome traditional tenement in the highly sought-after Roseburn district of Edinburgh. Ideally positioned for access to a wealth of local amenities and excellent transport links, the property is within walking distance of Murrayfield tram stop, Haymarket Railway Station and Edinburgh's prestigious West End, making it an appealing prospect for a variety of buyers.

- 2 Bedrooms & Boxroom/Study
- 2 Public rooms
- 1 Bathroom
- Communal Gardens
- On-street Parking
- EPC Rating – C
- Council Tax Band - C



Description





Occupying a pleasant position within the street, the property enjoys an open outlook to the front, with the Pentland Hills visible in the distance. The accommodation benefits from good natural light throughout and retains a number of attractive period features. While now offering scope for general modernisation and upgrading, the flat presents an excellent opportunity to create a home tailored to individual tastes and requirements. The accommodation comprises a welcoming entrance hallway leading to a well-proportioned, front-facing reception room, featuring an attractive decorative fireplace, shelved press, cornice work and picture rail. A versatile boxroom, accessible from both the hallway and reception room, provides useful additional storage and offers potential for use as a home office or study. Positioned to the rear, the spacious kitchen/diner is fitted with a range of wall and base units, complementary worktops and freestanding appliances, which are included in the sale. Storage is particularly well catered for, with a substantial walk-in pantry complete with shelving and lighting. There are two generously sized double bedrooms, located to both the front and rear, with the larger benefiting from built-in wardrobes. Completing the accommodation, the shower room is fitted with a three-piece suite comprising a WC, wash hand basin and corner shower enclosure with electric shower. Further benefits include gas central heating via a combination boiler, double-glazed windows and a secure entryphone system.

Please note:- Certain images have been virtually staged and digitally enhanced to illustrate the potential appearance of the property following a makeover. These images are for illustrative purposes only and do not represent the property's current presentation.

Extras

All the fitted floor coverings, light fittings, blinds and curtains will be included in the sale together with the gas cooker, fridge freezer and washing machine. Items of furniture can be included in the sale if desired.

Externally

There is a well kept communal garden to the rear of the building and for car owners, unrestricted on street parking is available on Roseburn Place with permit parking and metered parking within the vicinity.

Viewing

By appointment through Neilsons on 0131 625 2222.









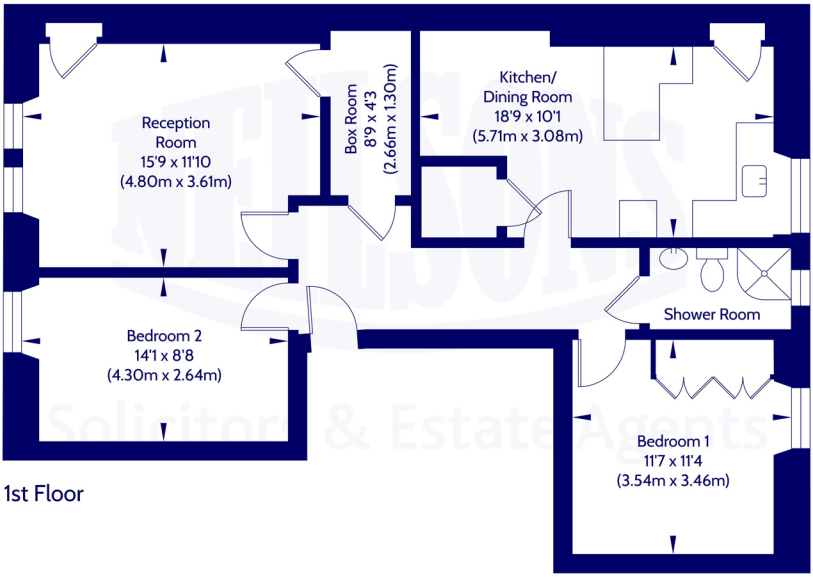
Location

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 79 Sq M / 850 Sq Ft.



1st Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
© 2026 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

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.

NEILSONS

Solicitors & Estate Agents

Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills
- Powers of Attorney
- Executries

For helpful, friendly, personal advice, get in touch.

mail@neilsons.co.uk | 0131 625 2222 | www.neilsons.co.uk

Head Office
138-142 St John's Road
Edinburgh
EH12 8AY

Property Department
162 St John's Road
Edinburgh
EH12 8AZ

City Centre
2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry
37 High Street
South Queensferry
EH30 9HN

Bonnyrigg
72 High Street
Bonnyrigg
EH19 2AE

Winner Scottish Legal Awards 2025 | 2024 | 2023 | 2022 | 2021 | 2020

The Negotiator Awards 2017 Regional Agency of the Year Scotland Gold

The Negotiator Awards 2018 Regional Agency of the Year Scotland Gold

Gold The Negotiator Awards 2019 Regional - Scotland of the Year