

McDougall McQueen
solicitors & estate agents

31 Roseburn Drive, Edinburgh, EH12 5NR

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Welcome

Welcome to Roseburn Drive, this appealing main door, two-bedroom upper villa in the popular Roseburn area of Edinburgh offers an excellent opportunity for first-time buyers, couples and small families alike. Providing comfortable accommodation over one level, the property benefits from a private garden to the rear, offering valuable outdoor space for relaxation, entertaining or gardening. The accommodation offers excellent potential for a variety of buyers, with the opportunity to personalise the interior to suit individual tastes and requirements. The two bedrooms provide flexibility for those seeking space for a guest room, home office or growing family. On-street parking is available within the surrounding area. Early viewing is recommended to fully appreciate the accommodation, outdoor space and location this attractive upper villa has to offer.

Features

- Main door entrance
- Living room rear facing
- Fitted kitchenTwo bedrooms
- Bathroom comprising WC, wash hand basin and bath with shower over
- Gas central heating
- Double glazing
- Private garden to the rear
- On street parking available







Roseburn

Roseburn is a popular and well-established residential area to the west of Edinburgh city centre, offering an appealing blend of local convenience, green spaces and excellent transport connections. The area benefits from a variety of local shops, cafés, takeaways and everyday amenities, with further shopping and leisure facilities available at nearby Corstorphine and the West End. The beautiful open spaces of Roseburn Park and the nearby Water of Leith Walkway provide excellent opportunities for walking, cycling and outdoor recreation. The area is also ideally positioned for access to Murrayfield Stadium, while the city centre is readily accessible by public transport, with regular bus services connecting Roseburn to surrounding districts and central Edinburgh. Haymarket railway station is also within convenient reach, providing rail connections across Scotland and beyond. For commuters, the location offers easy access to major road networks, including the City Bypass and routes towards the west of Edinburgh and beyond. Combining a convenient setting with attractive outdoor spaces and a strong range of local amenities.

Extras

Sold as seen.



Get in touch

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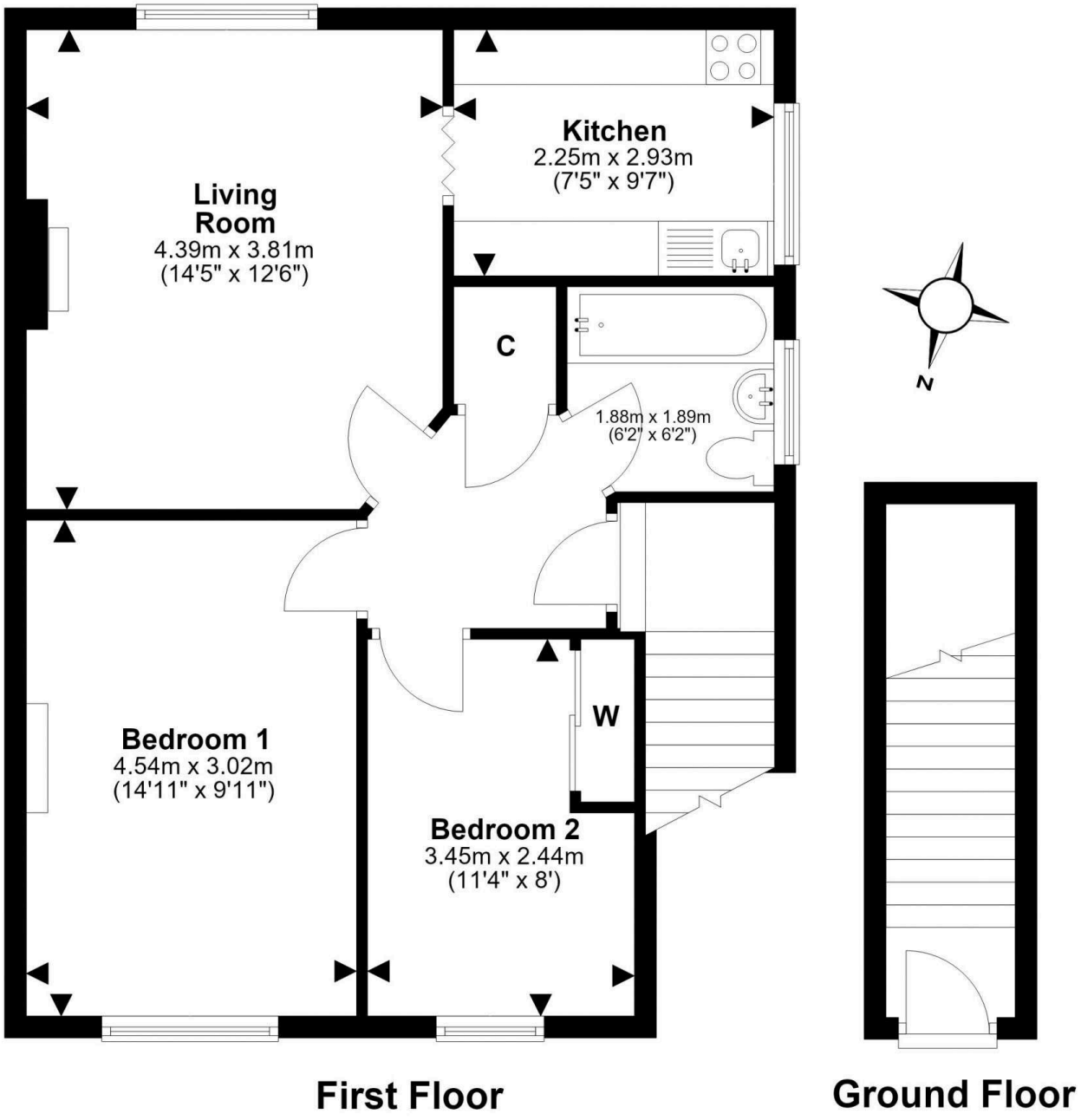
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25-27 High Street, Dalkeith
EH22 1JB

Bruntsfield Office:
103-105 Bruntsfield Place,
Edinburgh EH10 4EQ

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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.