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51 (1f1) Roseburn Terrace, Edinburgh, EH12 5NQ

# 51 (1f1) Roseburn Terrace, Edinburgh, EH12 5NQ

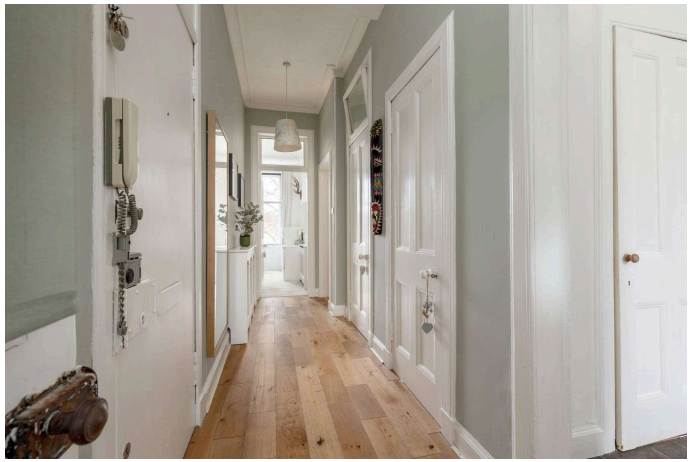
A freshly decorated two-bedroom first-floor flat in a traditional Victorian tenement in Roseburn. The rooms are generously proportioned, with a bay-windowed living room looking towards the Water of Leith and a south-facing dining kitchen to the rear. Period details include decorative cornicing, a picture rail and an Edinburgh press. The flat has gas central heating and traditional sash and case-style windows.

Accommodation

- Entrance hall with a shelved storage cupboard.
- Bay-windowed living room with an open outlook towards the Water of Leith, decorative cornicing, a picture rail and an Edinburgh press. The former gas fire is now a decorative feature and is non-operational.
- South-facing dining kitchen to the rear, fitted with Shaker-style units and offering space for a dining table. There is a walk-in larder and a separate cupboard housing the boiler. The gas cooker and slimline dishwasher are included in the sale.
- Main bedroom with decorative cornicing and fitted carpet.
- Second box bedroom, currently used as a home office, with mechanical ventilation.
- Traditionally styled bathroom with a pedestal washbasin, WC and bath with a mains-pressure shower over. The walls are partly tiled and the floor is tiled.







## VIEWING DETAILS

Please call DMD Law 0131 316 4666 or check online for the up to date price information and viewing arrangements.

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EPC RATING
C

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We offer free market appraisals on request

Outside and gardens
To the rear is a generous, well-tended communal garden, landscaped and mainly laid to lawn. On-street parking is available nearby.

Location
Roseburn lies just over a mile west of Edinburgh city centre. There are local shops on Roseburn Terrace, with supermarkets on Russell Road and Westfield Road. The Water of Leith Walkway is nearby, and regular bus services run into the city centre. Haymarket railway station is within easy reach and there is a tram stop a short walk away. The flat is also well placed for Edinburgh Park, the Gyle and Gogarburn.

Extras
The fixed floor coverings, light fittings, curtains and aforementioned kitchen appliances are included in the sale.

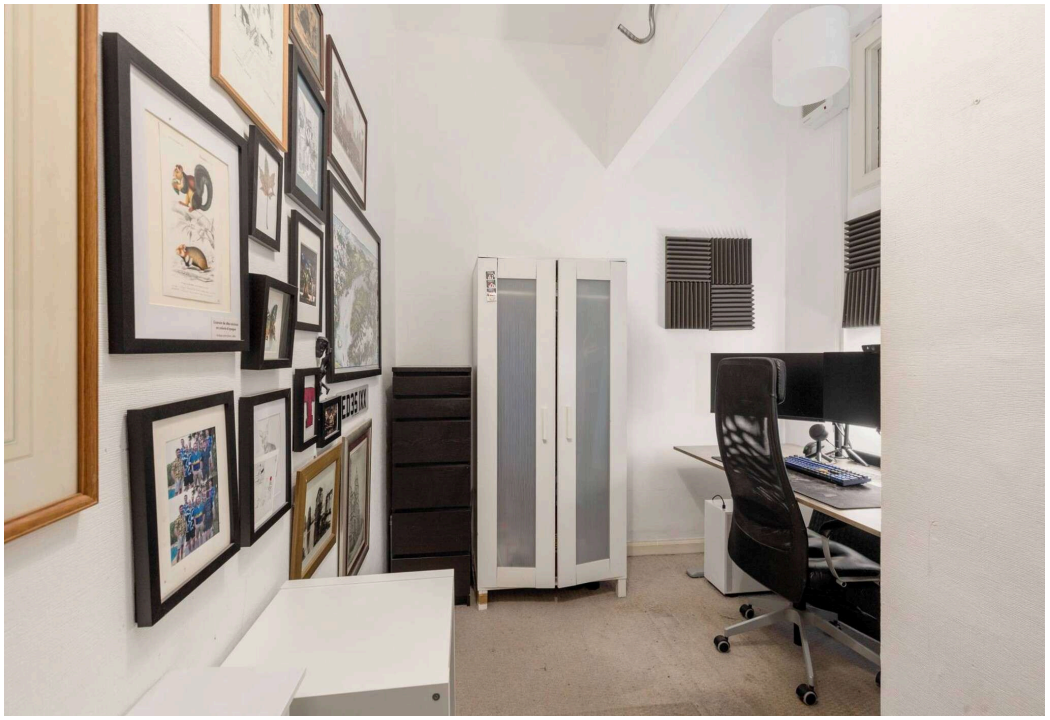
Council Tax - Band C

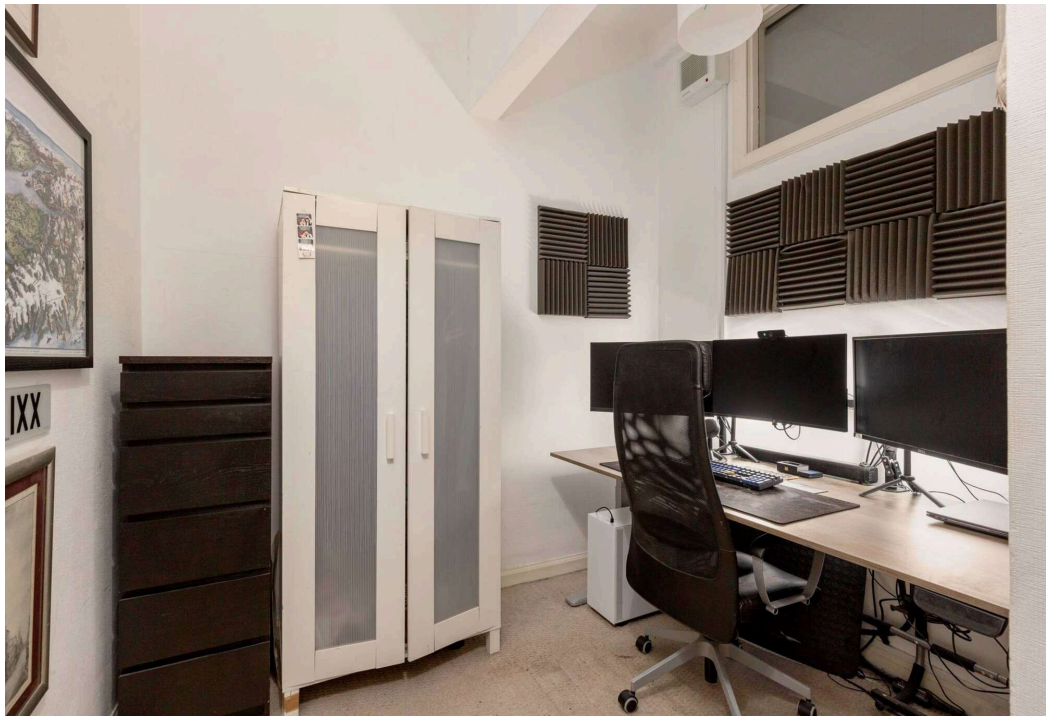




















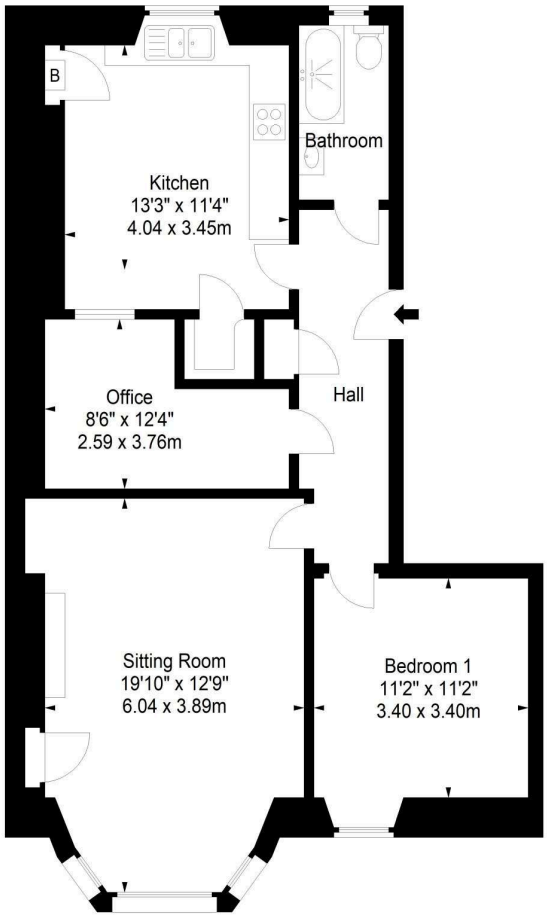

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**Roseburn Terrace,**
**Edinburgh, EH12 5NQ**

SquareFoot

Approx. Gross Internal Area
789 Sq Ft - 73.30 Sq M
For identification only. Not to scale.
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Third Floor







DMD | SOLICITORS & ESTATE AGENTS

Offers can be submitted in writing, fax or email:

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