










Offers Over
£290,000

3 Roseburn Avenue

Roseburn | Edinburgh | EH12 5PD

A fantastic opportunity has arisen to acquire this impressive and well-proportioned main door flat located within a quiet residential street within the Roseburn district of the city. With easy access to the city centre while being close to excellent amenities and transport links, this property will undoubtedly appeal to a multitude of buyers including professionals and couples. Early viewing suggested.

-  3 Bedrooms
-  2 Public Rooms
-  1 Bathroom
-  On Street Parking
-  Enclosed Rear Garden
-  EPC Rating – D
-  Council Tax Band – C



Description

A rarely available main door flat split over ground and basement level, boasting new carpets and a soothing neutral decor. On the ground floor, three spacious and well-proportioned double bedrooms with ample space for freestanding furniture and a well-appointed, fully tiled shower room benefitting from a white two piece suite, vanity storage, glass cubicle with an electric shower. Descending to the basement reveals a cozy reception area alongside a generously sized kitchen with fitted wall and base units, convenient breakfast bar, matching worktop and splash back and rear door.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens

Adding to the appeal, a private courtyard garden awaits outside, offering a tranquil private outdoor retreat.

Viewing

Please contact Neilsons on 0131 625 2222.





Location

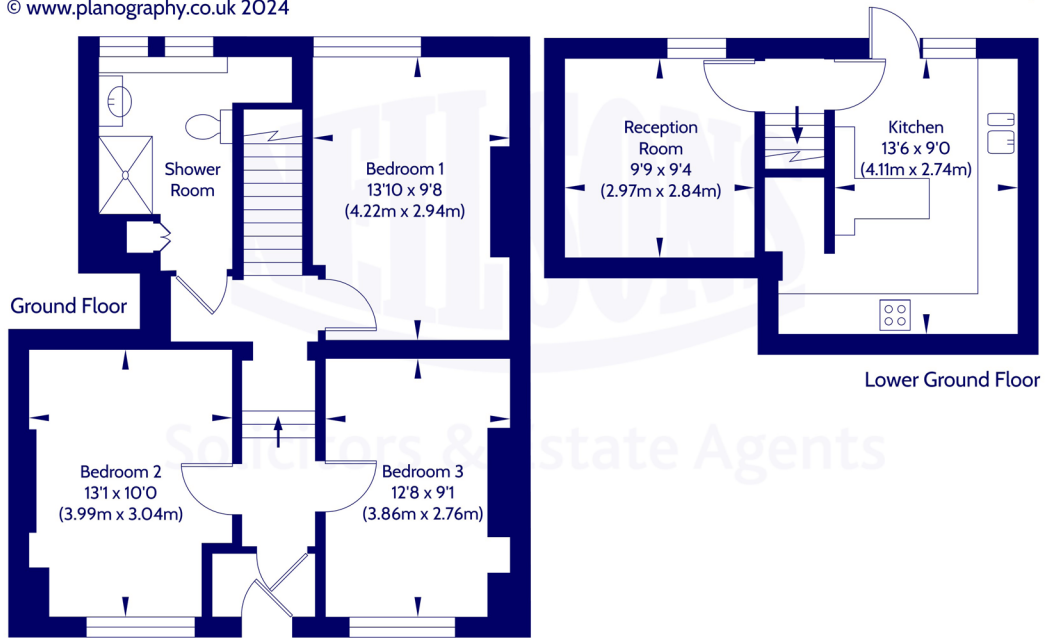
Roseburn is a charming neighborhood located in the west of Edinburgh. Known for its leafy streets and Victorian architecture, Roseburn exudes a sense of tranquility while being conveniently situated close to the city centre. The area boasts a vibrant community atmosphere with local shops, cafes, and restaurants dotted throughout the area. Additionally, its proximity to Murrayfield Stadium, home to Scottish rugby, adds to the neighborhood's lively spirit, particularly on match days. With picturesque parks nearby and excellent transport links connecting it to the rest of Edinburgh, Roseburn offers residents a delightful blend of urban convenience and suburban charm.



Approx. Internal Area 76.2 Sq M / 820 Sq Ft.

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.



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