







5/2 Roseburn Street

ROSEBURN, EDINBURGH, EH12 5NW

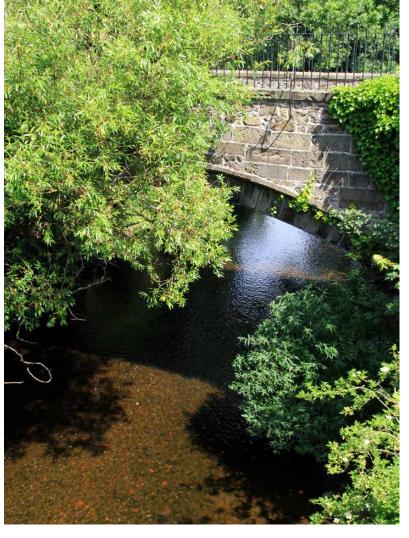


Roseburn lies between Haymarket and Murrayfield, Murrayfield is next door, at the home of Scottish Rugby convenient for the West End, Princes Street and the city on your doorstep, along with the pretty Roseburn Park and centre. There are excellent shops and services locally on Murrayfield Ice Rink. both Roseburn Terrace and Corstorphine Road. The property is also a short journey to Princes Street with the beautiful. This area is well-served by regular bus services giving backdrop of Edinburgh Castle and George Street have a easy access to the many cultural and educational venues wide variety of shops, specialist and designer including throughout the city. Haymarket Station and Murrayfield Jenners and Harvey Nichols. The two magnificent squares Stadium tram stop are both close at hand and there is St. Andrews Square and Charlotte Square are linked by also easy access to the City Bypass, the A1 and Edinburgh George Street and along with Queen Street are home to International Airport. Edinburgh's business world. Leafy and highly regarded













McEwan Fraser is delighted to present this superb first floor two double bedroom period in a traditional Edinburgh tenement. The property has been extensively upgraded and is presented to the market in fantastic internal order.

Internal accommodation is focused on contemporary and stylish open plan kitchen reception. The quality flooring and chic colour scheme are obvious. Less obvious, cleverly designed wooden panelling conceals useful storage and a utility room. The central heating and double glazing. There is also a communal kitchen includes a good range of gloss base and wall mounted garden to the rear. Internal viewing is highly recommended. units with integrated induction hob, oven, fridge freezer and

cooker hood. The master bedroom is a spacious double with large fitted wardrobes and ample floor space for a range of additional free standing furniture. The second bedroom is also well-proportioned double. The accommodation is completed by a superb partially tiled shower room with mains shower, white suite and underfloor heating.

For additional warmth and comfort, the property boasts gas























Approximate Dimensions
(Taken from the widest point)

 Open Plan Living
 5.77m (18'11") x 3.48m (11'5")

 Bedroom 1
 4.31m (14'2") x 3.54m (11'7")

 Bedroom 2
 4.03m (13'3") x 2.60m (8'6")

 Shower Room
 1.77m (5'10") x 1.45m (4'9")

 Utility
 2.08m (6'10") x 1.09m (3'7")

Gross internal floor area (m²): 68m²

EPC Rating: C















Solicitors & Estate Agents

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