

Flat 7, 8 Roseburn Place

EDINBURGH, EH12 5NN



*SPACIOUS ONE BEDROOM FLAT IN EDINBURGH'S
DESIRABLE AREA OF ROSEBURN NEARBY HAYMARKET*



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



McEwan Fraser Legal is delighted to present this one-bedroom flat in Edinburgh's desirable area of Roseburn.

Inside, the property comprises a spacious living area which is flooded with natural light and offers various possibilities furniture arrangements. There is also a generous box room which would make for a great home working space.





BOX ROOM



There is a fully equipped kitchen with a gas hob, fan oven and free-standing white goods as well as ample space for dining furniture.







The bedroom which overlooks the rear garden and has ample space for free-standing storage.





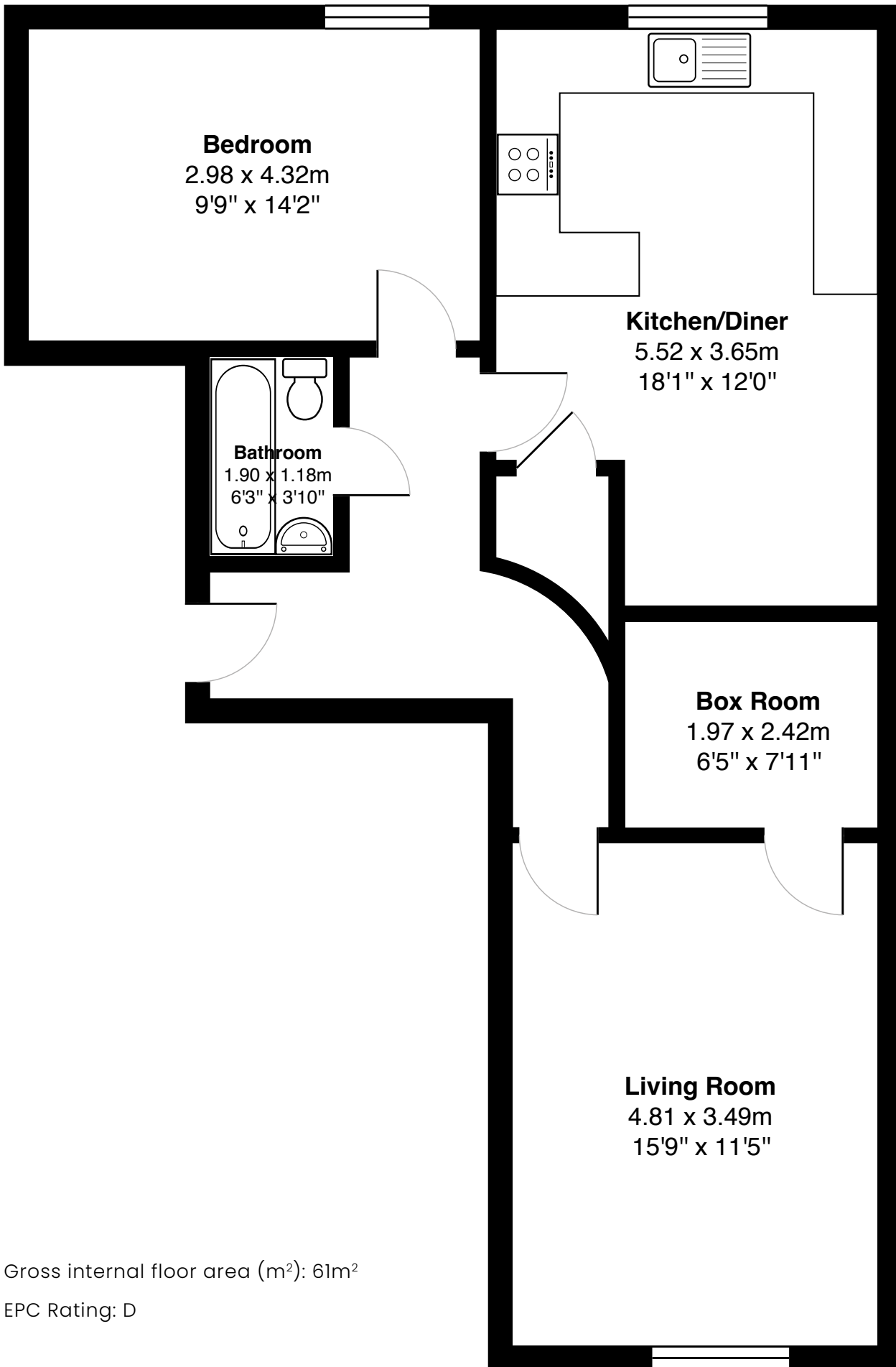
The three-piece bathroom which is fitted with an electric shower over the bath is neutral and makes the most of the space on offer.





In addition to this, the property includes on-street permit parking and the flat benefits from double glazing and modern gas central heating to make for a cosy and cost-effective home, year-round.





Gross internal floor area (m²): 61m²

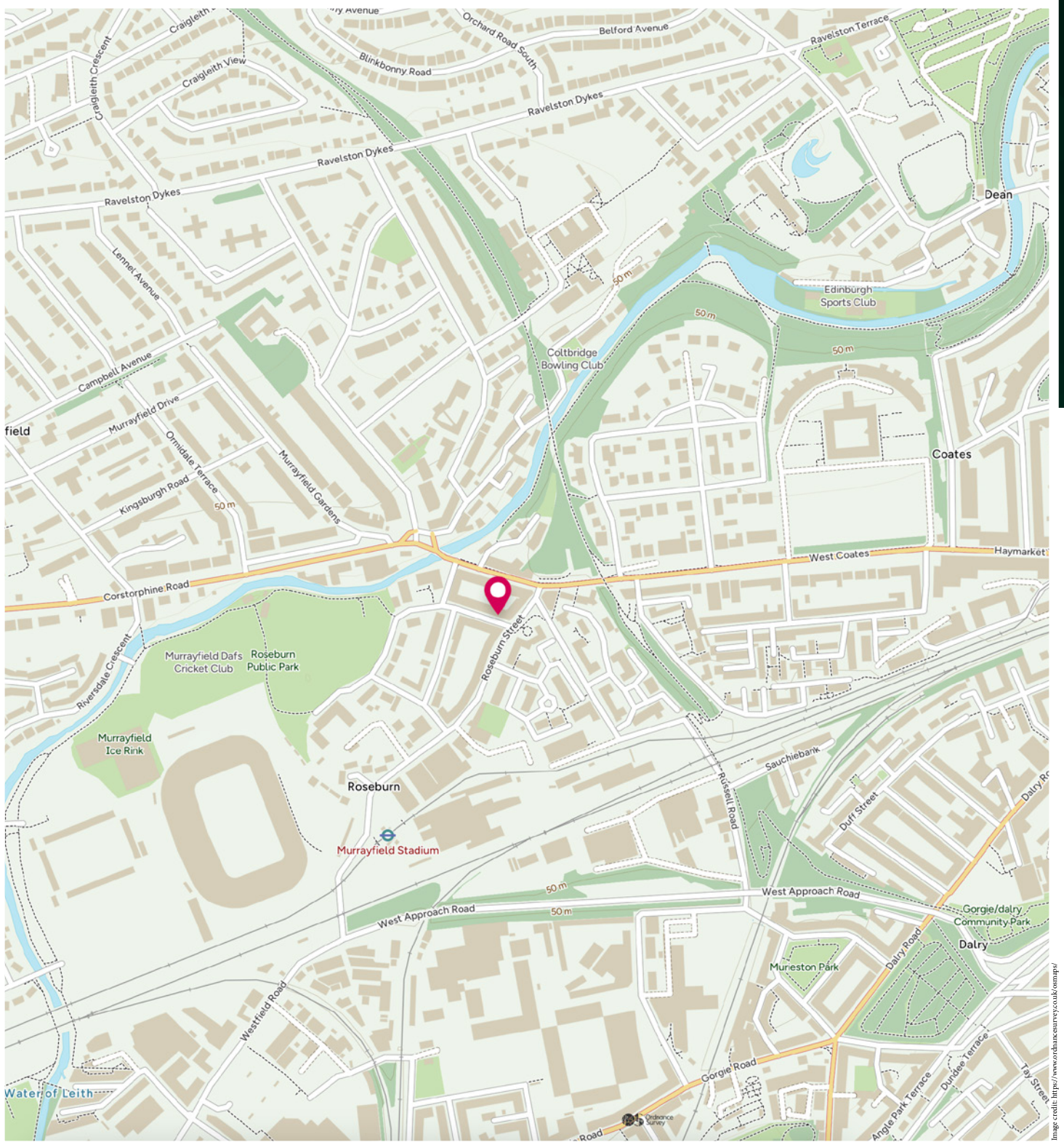
EPC Rating: D



Roseburn lies between Haymarket and Murrayfield, convenient for the West End, Princes Street and the city centre. There are excellent shops and services locally and of course Princes Street with the beautiful back drop of Edinburgh Castle and George Street have a wide variety of shops. In and around the city centre and especially at the West End, there is an endless variety of restaurants and bars with every possible taste in food catered for. Its hotels, theatres and cinemas are within easy reach and are at most a five minute taxi drive away. Art galleries and places of historic interest are all within easy reach.

The property is also conveniently placed for the Edinburgh International Conference centre and Edinburgh's new financial district. This area is well-served by regular bus services giving easy access to the many cultural and educational venues throughout the City, Haymarket rail station is a short bus journey away, and Edinburgh International Airport is also accessible by regular bus service nearby. The tram service which is only a stone's throw from this property. This provides commuters with a fast and efficient service into the City Centre, Edinburgh Airport and surrounding areas.

The Location



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

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Text and description
BEN STEWART CLARK
Area Sales Manager



Professional photography
MARK BRYCE
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

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