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32/2 Roseburn Street

, Edinburgh, EH12 5PR

Offers over £175,000



Situated in the popular and sought after area of Murrayfield is this ground floor flat that would benefit from some cosmetic upgrading. This property will suit a variety of buyers including the less mobile, retirees and a property investor. Viewing is essential to fully the potential and location of this property.



Description

Are you looking for a convenient and affordable home in a popular location? Then look no further than this 1 bedroom ground floor flat that needs some cosmetic upgrading. This property is ideal for a first time buyer, a buy to let investor or someone less mobile who wants to enjoy the benefits of living close to the West End of the city. You will have easy access to all the city centre amenities, as well as local shops, buses, trams and Haymarket railway station. You can also enjoy the green spaces of Roseburn Park and Murrayfield Stadium, or explore the cycle and walking routes around the city. The flat comprises a reception hallway with three storage cupboards. The light and airy lounge is open plan to the kitchen. The kitchen has wall and base units, gas cooker, washing machine and fridge freezer. The bedroom has built in wardrobes. The shower room completes the accommodation. There is a shared garden at the rear. Don't miss this opportunity to own a home with great potential in a sought-after area. Book your viewing today.

Local Area

Roseburn is located just over a mile west of Edinburgh City Centre. The area offers a wide range of shopping facilities, with a Tesco Metro on Russell Road and Sainsbury's Supermarket at Westfield Road as well as local shops on Roseburn Terrace. It is conveniently located for the vast number of bars, restaurants, cultural activities and shopping facilities of the city centre. There is good public transport available locally including a regular bus service to the City Centre and a railway station nearby at Haymarket. The property is well placed for the Edinburgh Business Park, the Gyle and Gogarburn RBS. It is now also conveniently placed to benefit from the tram service with a stop within a short walk. Green spaces nearby include Roseburn Park and there are pleasant walks along the Water of Leith and cycle routes along the old railway lines. It is also close to Murrayfield Rugby Stadium an ice Rink.

Lounge Kitchen 17'0" x 11'3" (5.20 x 3.45)

Bedroom 13'1" x 6'8" (4.00 x 2.04)

Shower Room 10'1" x 4'3" (3.09 x 1.3)

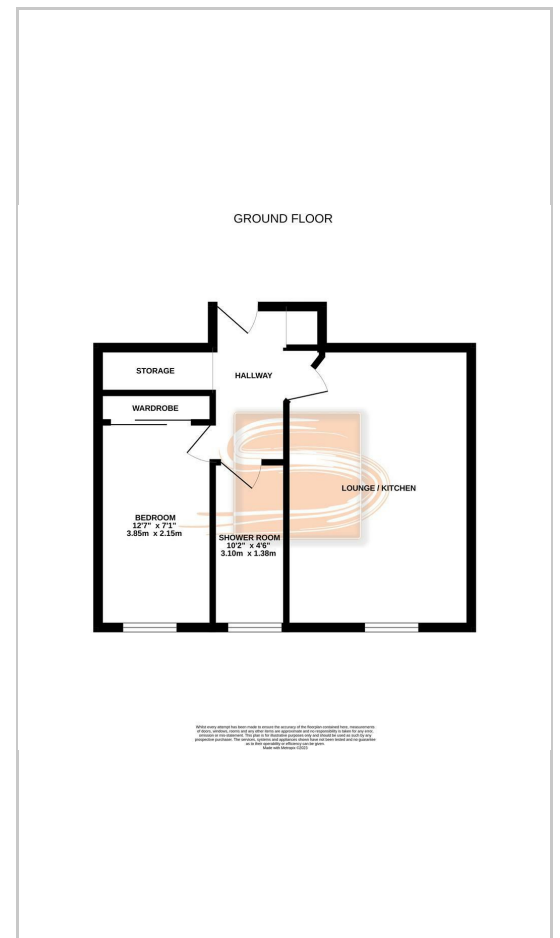
Contact Us

To arrange a viewing or for further details please call 01501 733200 or email property@sneddons.com.

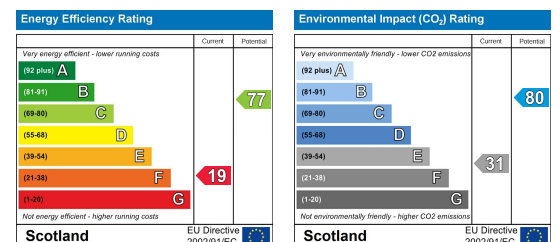
Area Map



Floor Plans



Energy Efficiency Graph



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