



Thorntons 
The right way to move

18 Roseburn Crescent

Roseburn, Edinburgh
EH12 5NY



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Summary

This traditional two-bedroom upper villa boasts a desirable central location, offering lovely open views across Roseburn Park. The welcoming interiors feature an attractive décor, and in addition to two double bedrooms, there is a bright bathroom, a bay-fronted lounge, and a connected living room and breakfasting kitchen. Furthermore, a floored attic is available for storage or potential development, subject to obtaining the necessary consents. Beautifully kept, enclosed gardens (with two sheds) and conveniently unrestricted on-street parking add to the appeal of this charming property.

Extras: The sale includes all fitted flooring, window coverings, fitted wardrobes and security alarm.

Features

- Sought-after city location, close to Haymarket
- Traditional upper villa with attractive décor
- Naturally-lit vestibule and hall
- Bright lounge overlooking leafy Roseburn Park
- Dual-aspect living room with kitchen access
- Bright, stylish breakfasting kitchen
- Two double bedrooms (one with storage)
- Bright bathroom with shower-over-bath
- Floored attic with plentiful eaves storage
- Enclosed front/side gardens with two sheds
- Convenient, unrestricted on-street parking
- Gas central heating and full double glazing



"A two-bedroom city home overlooking leafy Roseburn Park and within walking distance of train and tram connections."



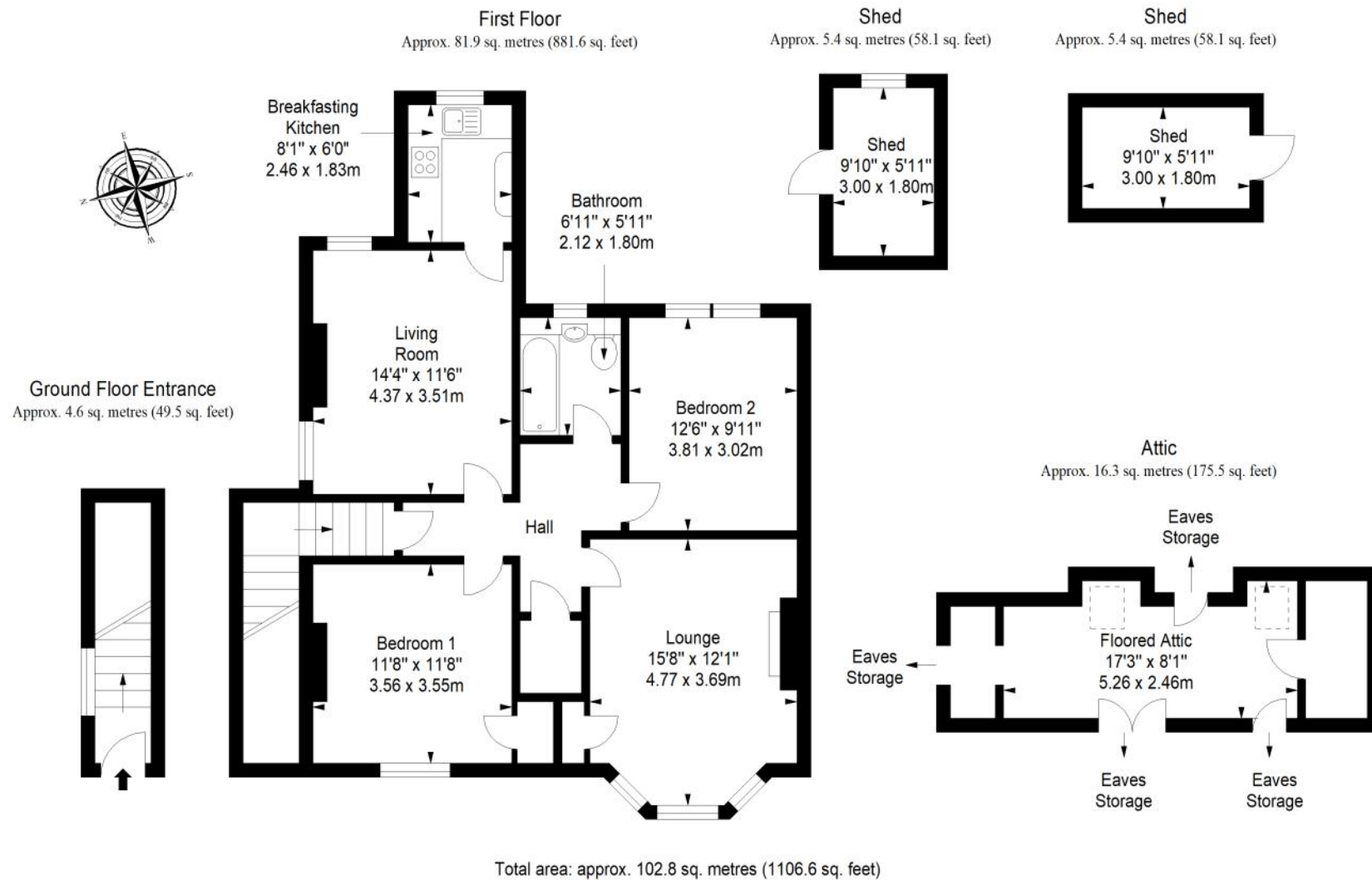




"The property benefits from a floored attic, lovingly-maintained, enclosed gardens, and handily unrestricted on-street parking."



Floorplan





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