



32 Balbimie Place, Roseburn, Edinburgh, EH12 5JF

Light and Well-Presented, Southerly-Facing, One-Bedroom, End-Terrace Villa

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Property Description

Light and well-presented, southerly-facing, one-bedroom, end-terrace villa, with a private garden. Set 'off-street' in a leafy and exceptionally quiet, residential development, in the highly sought-after Roseburn area, just east of Edinburgh city centre.

Comprises an entrance porch, living/dining room, kitchen, first-floor hall, a double bedroom and a bathroom.

Features include a fitted kitchen, gas central heating and double glazing.

In addition, there is superb integrated storage, including a walk-in store and a loft space.

A southerly-facing garden is paved for easy maintenance and there is ample, zoned parking on Balbimie Place.

A glazed entrance porch features tiled flooring and space for outerwear, and opens into a reception room including carpeted flooring, a central light fitting and access to the deep, under-stair storage cupboard. Open to the lounge, a bright kitchen includes fitted worktops and units, with a sink and drainer, an electric cooker and hob, a washing machine and a fridge/freezer.

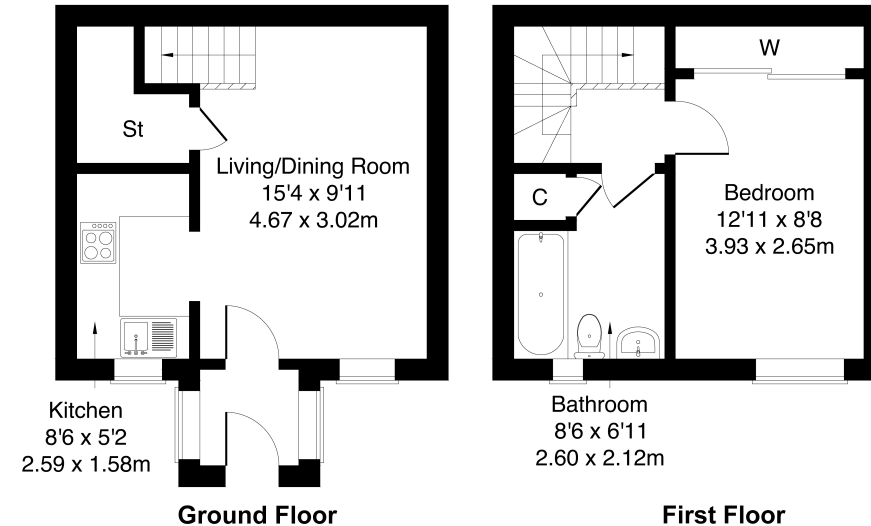
Carpeted stairs lead to the upper landing, affording access to a bedroom, bathroom and loft hatch. The well-proportioned bedroom includes carpeted flooring, a central light fitting and built-in mirrored wardrobes.

The good-sized bathroom is fitted with a three-piece suite, a shower-over-bath, tiled splash walls and a built-in store cupboard.



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Approximate Gross Internal Area: (517 sq ft - 48 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Roseburn offers a good selection of local amenities, with a variety of retailers catering for everyday needs. The West End area, on the approach into the city centre, offers more extensive high-street shopping, as well as supermarkets, bars, and cafés. The Water of Leith Walkway has a popular access point in Roseburn, and offers charming walks and

connections to the cycle network, whilst Murrayfield Stadium and Ice Rink, Edinburgh Zoo, and the Scottish National Modern Art Galleries offer further leisure opportunities in the vicinity. There is a tram stop adjacent to Murrayfield Stadium, as well as regular bus services running along Roseburn Terrace on the way to and from the city centre.





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