



## 37/2 Roseburn Terrace, Edinburgh, EH12 5NQ

Beautifully Presented & Spacious, Two-Bedroom, Dual-Aspect, First-Floor Flat

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# Property Description

Beautifully presented and spacious, two-bedroom, dual-aspect, first-floor flat, forming part of a period stone-built terrace. Conveniently located in the desirable Roseburn area of Edinburgh, just west of Edinburgh city centre.

Comprises an entrance hallway, living room, dining/kitchen, two flexible double bedrooms, a walk-in store/study room, and a bathroom.

Tastefully finished with a combination of period features and contemporary fittings, ready-to-move-in.

Highlights include tall ceilings, decorative cornice-work, a front-facing bay window, varnished wood floors and doors, and generous room sizes. Further features include a stylish integrated kitchen, a modern bathroom, HIVE gas central heating, and double-glazed windows.

In addition, there is a secure entry system, a well-maintained and secluded shared garden and zoned parking on the surrounding streets.

A welcoming entrance hall affords access throughout the property, including a built-in storage cupboard and a flexible walk-in store/study. Set to the front, a tastefully finished living room offers a spacious room size, with varnished wood flooring, decorative cornice-work, a traditional-style fireplace surround, an open-press, access to the walk-in store/study and a large bay window enjoying plentiful natural light.

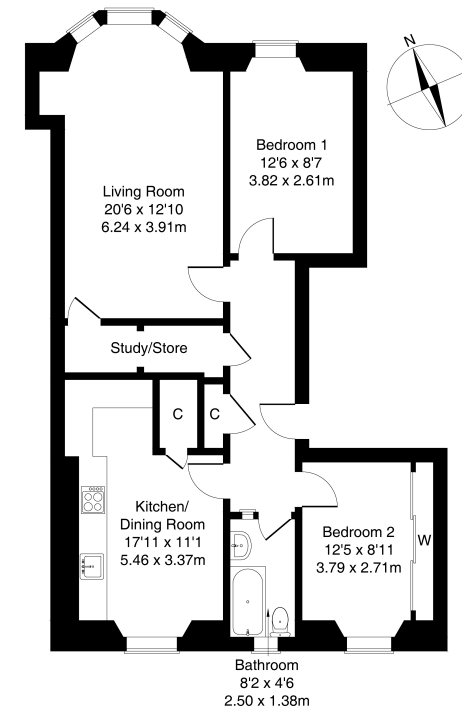
Set to the rear, with a southerly-facing aspect, a stylish kitchen offers space for dining, while modern fitted units include wood effect worktops, a tiled surround and a sink with a drainer. Fully integrated, appliances include an induction hob with an extractor hood, an eye-level double oven/microwave combi, a fridge/freezer, a dishwasher and a washing machine.

The two double bedrooms are set to opposite aspects, similarly well-sized and finished, with light decor, cornice plasterwork, and carpeted flooring, with bedroom two also featuring a large built-in wardrobe with mirror sliding doors. Completing the accommodation, set to the rear, the bathroom is fitted with a modern three-piece suite including an electric shower over the bath, tiled splash walls and tiled flooring.

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Approximate Gross Internal Area: (797 sq ft - 74 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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