

# ROSEBURN

## 22 (1F2) Roseburn Place EH12 5NL OFFERS OVER £145,000

- *Quietly situated, very spacious first floor flat with bright, sunny south-facing aspect*
- *Excellent local amenities and transport links to and from the city centre*
- *Original features/fireplaces preserved*
- *Hallway, Sitting Room (with marble mantelpiece), two double bedrooms, large fitted kitchen/dining room, boxroom, and bathroom*
- *Door Entry system/recently decorated stair well*
- *Gas central heating/combi boiler with thermostatically controlled radiators*
- *Partial Double-Glazing.*
- *Shared, secure Drying Green at rear.*

Viewing: Thursdays 6.30pm-8pm Sundays 2pm-4pm Or telephone agents.



The property forms the greater part of the first floor of a four storey Victorian building, and enjoys a south-facing, bright and sunny aspect. Internally, the rooms are spacious and well laid out. The flat was modernised including rewiring in 1994 and many original features e.g. cornicing, fireplaces, etc. have been retained. A wall-mounted combi-gas boiler supplies cost-efficient hot water and central heating.

**Hall (18' 0" x 6' 5" narrowing to 4' 4").**

Good sized hall providing access to all accommodation. Electricity meter & circuit breakers. High level cupboard containing stop cock. Entryphone handset. Telephone point. Double powerpoint. Central heating radiator. Stripped wooden floor.

**Sitting Room (15' 8" x 11' 8").**



Sunny, well proportioned sitting room with two south-facing double-glazed windows. Black marble mantelpiece with cast iron inset and open fire. Ornate cornice. Fitted book shelving. Two double powerpoints. TV & Telewest connections. Central heating radiator. Fitted carpet.

**Kitchen & Dining area (19' 2" x 10' 6" plus window recess).**



Exceptionally spacious room with window overlooking rear green. Fitted with ample base and wall units and with single sink, drainer, and mixer taps. Gas Hob and electric oven. Integral fridge/freezer. Automatic washing machine. Five double powerpoints. Dining recess with ample room for table and chairs. Wall press housing wall-mounted Worcester combi-gas boiler. TV aerial. Central heating radiator. Linoleum floor.

**Utility Cupboard 4' 0" x 3' 6"**

Large walk-in shelved cupboard within Kitchen. Mains Gas tap & meter.

**Bedroom 1 (11' 5" x 10' 7" plus window recess).**



Large double bedroom with sliding sash window facing onto rear drying green area. Cast iron fireplace with open fire. Two double powerpoints. Telewest connection. Central heating radiator. Fitted carpet.

**Bedroom 2 (13' 0" x 8' 8" plus window recess)**

Further double bedroom with south-facing double-glazed window. Cast iron fireplace with open fire. Two double powerpoints. TV & Telewest connections. Central heating radiator. Fitted carpet.

**Boxroom (8' 10" x 4' 2").**

Good sized box room accessed from hall, suitable for a number of uses.

**Bathroom (7' 3" x 4' 3").**

Three piece white suite and frosted window to rear. Bath with telephone-style Shower fitting and curtain. Central heating radiator.

**Externally**

Shared secure drying green.

**Finlaysons**

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**Note**

These particulars whilst believed to be correct cannot be guaranteed and no warranty is given or implied. Purchasers must satisfy themselves in all respects. Measurements are taken using a sonic measuring device and are for guidance only. Interested parties should note their interest via their solicitors. The sellers reserve the right to withdraw the property from the market at any time and to enter into negotiations with any party at any time.



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