



COCKTAILS
↑
OVER 30 BIRDS
&
ARTISAN COFFEE
↓
DOG FRIENDLY
↓
CHILD FRIENDLY
↓
FREE WIFI

20
ZONE

POOL
TALK



1/8 Roseburn Gardens

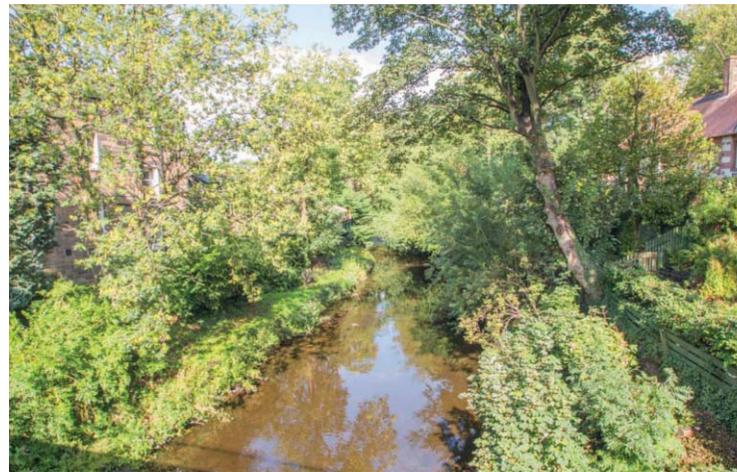
EH12 5NJ

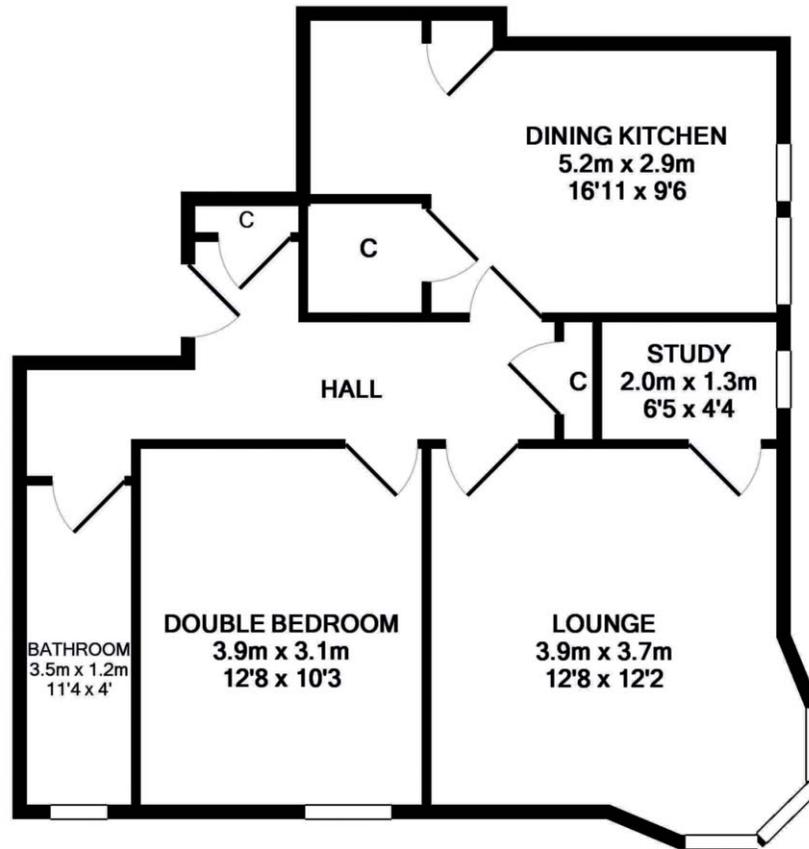
'Stunning and superbly proportioned 3rd (top) floor corner flat with fabulous outlook over Water of Leith and towards Corstorphine Hill.'

Hallway, corner lounge with bay window and panoramic view, dining sized kitchen, good sized double bedroom, study and luxuriously refitted bathroom. Fine original period features including lounge fireplace, detailed cornicing, stripped floorboards and doors. Gas central heating. Double glazed windows. Entry phone system. Shared garden to rear.

Roseburn Gardens lies close to the West End of Princes Street and is therefore ideally placed for those working or wishing to take full advantage of living within a cosmopolitan European capital. Alternatively, major access roads and Haymarket Railway Station allow for ease of travel outwith the city with the newly opened tram service running to Edinburgh Airport. Within the immediate vicinity there is a wide range of independent shops, Tesco Express, Scotmid Co-operative, bars and restaurants along with public parks, Murrayfield Stadium and Water of Leith Walkway.

EPC Rating D





Measurements are approximate. Not to scale. Illustrative purposes only
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These particulars, whilst carefully prepared, are not warranted as accurate and do not form part of any contract of sale.
 All measurements are approximate and are not warranted.
 No warranties are given by the seller or the selling agents as regards (a) the state of repair of the property, (b) whether or not the property is affected by any Statutory or other Notice or Planning Proposal, (c) whether or not Building Warrant and other necessary Consents have been obtained for any alterations or additions which may have been carried out to the property, (d) whether or not any replacement windows which may have been fitted comply with Building Regulations and (e) whether or not any Guarantees exist for any Specialist treatment works which may have been carried out at the property. Any purchaser shall require to carry out his own investigations in respect of such matters. Interested parties should have their own Solicitors note interest with ourselves in order that they might be advised of any closing date which may be set for offers. The sellers do not bind themselves to accept the highest or any offer which may be received for the property.

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