



## 66 Balbirnie Place

Roseburn, Edinburgh, EH12 5AD

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Representing an ideal home for first-time buyers, professionals, couples, downsizers, and rental investors alike, this main-door ground-floor flat offers a double bedroom, a generous open-plan kitchen, living, and dining room, and a bathroom. The flat is presented with contemporary interiors and benefits from access to residents' permit parking.

The flat's private front door opens into a long hall with two built-in storage cupboards, setting the tone for the interiors to follow with elegant accent wallpaper and a fitted carpet for comfort. Following the hall along to the end, you reach an open-plan kitchen, living, and dining room, with plenty of space for configurations of lounge and dining furniture and filled with natural light through a trio of windows. The high-quality kitchen is well-appointed with a wide range of contemporary wall and base cabinets and spacious worktops, as well as neatly integrated appliances comprising a brand-new oven, an induction hob, an extractor fan, a fridge/freezer, a dishwasher, and a washing machine.

The good-sized double bedroom continues the attractive presentation of the preceding accommodation with delicately patterned wallpaper and a coordinating carpet, and it is accompanied by a large built-in wardrobe.



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## Features

- Main-door ground-floor flat in Roseburn
- Attractive, modern interiors
- Entrance hall with built-in storage
- Open-plan kitchen, living, and dining room
- Double bedroom with built-in wardrobe
- Stylish bathroom with rainfall shower-over-bath
- Residents' permit parking (Zone N5)
- Gas central heating and double glazing
- EPC Rating - C





“Open-plan living/dining and high-quality, well-appointed kitchen”







Finally, a stylishly tiled bathroom completes the accommodation on offer and comprises a bath with a rainfall shower and glazed screen, a WC-suite, and a chrome towel radiator. Gas central heating and double glazing ensure year-round comfort and efficiency.

Externally, the flat benefits from access to a communal bin store and residents' permit parking, falling under Zone N5.

Extras: All fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale. The furniture can be included in the sale if desired.

Factor: The development is managed by James Gibb for an approximate monthly fee of £48.

## Roseburn

Established west of the city centre on the banks of the Water of Leith, part of Roseburn falls within the Coltbridge and Wester Coates conservation area and is cherished for its rich architectural landscape and protected areas of natural beauty. Whilst just a short walk from bustling Haymarket and the desirable West End, within minutes you can also be strolling along the tranquil Water of Leith Walkway, taking in sights such as idyllic Dean Village along the way. Vibrant Roseburn Terrace is lined with a charming selection of local shops and services, including an express supermarket and a choice of traditional pubs, cafes, and restaurants. More extensive shopping facilities are available at nearby Craighleith Retail Park, or indeed in the city centre. Residents enjoy an array of sport and fitness activities right on their doorstep, including the Murrayfield Lawn Tennis Club, several gyms and sport clubs, and, of course, Murrayfield Stadium is just around the corner. Roseburn is within the catchment area for excellent state schools and is also ideally situated for some of the capital's finest independent schools. Roseburn is exceptionally well connected and served by fantastic public transport links, including a comprehensive bus network and tram services between Edinburgh International Airport (calling at Haymarket station) and the city centre. Roseburn is also traversed by Route 1 of the National Cycling Network, which connects with various cycle and pedestrian paths across the city and beyond.





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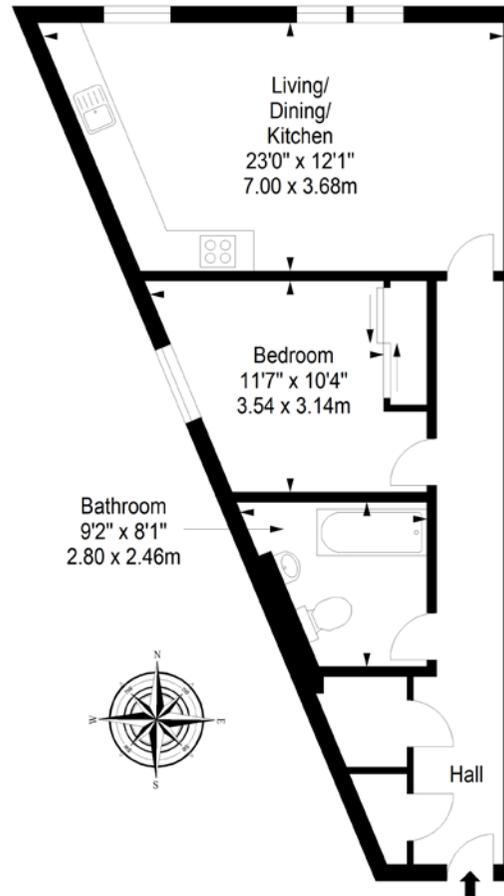
20  
ZONE

End of One Way

# Floorplan

## Ground Floor

Approx. 54.9 sq. metres (590.9 sq. feet)



Total area: approx. 54.9 sq. metres (590.9 sq. feet)

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