

8/2 Rosebank Grove,  
Edinburgh  
EH5 3QN

cameron stephen  
solicitors & estate agents





## accommodation

- Entrance hall
- Bay windowed sitting room
- Fitted kitchen
- Two double bedrooms
- Bathroom
- Private garden to front & rear

## features

- Sanded & varnished floorboards
- Period fireplace
- Excellent storage throughout
- Double glazing
- Gas central heating
- Security entry system

## description

Bright and spacious ground floor flat located at the end of a quiet cul-de-sac within the highly sought after Trinity area of the City, with private south facing rear garden. The accommodation comprises entrance hall with sanded and varnished floors and three good sized storage cupboards, beautiful bay windowed sitting room with feature fireplace, fitted kitchen, two double bedrooms (one with door to the private, south facing rear garden) and a bathroom with electric shower. The property benefits from good storage throughout, gas central heating, double glazing and a security entry system. In addition to the private rear garden, there is also a communal drying area and a further area of private garden to the front of the property. Overall this is a fabulous property which will appeal to a wide variety of buyers so early viewing is highly recommended.

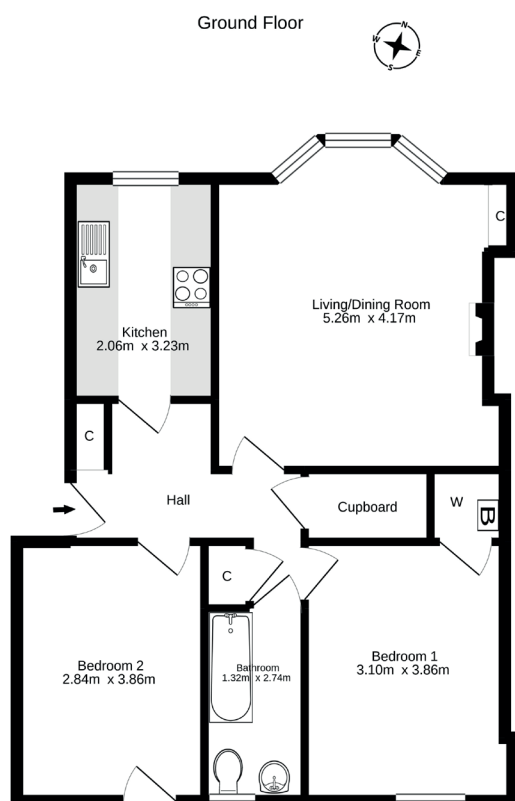
## further information

EPC Band: D  
 Home Report Value £290,000  
 Items to be included: Curtains, ceiling light fittings, kitchen appliances, tall bookshelves in Bed 2 & shed in front garden.

## asking price & viewing arrangements

For information on the asking price and viewing arrangements, please contact us on 0131 555 1234 or visit our website at [www.cameronstephen.co.uk](http://www.cameronstephen.co.uk)





Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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