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Murrayfield View, 20/28 Roseburn Place

EDINBURGH | EH12 5NX

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Description

Boyd Property are delighted to present to the market this well-presented McCarthy & Stone, one bedroom first floor apartment, nestled on the banks of the Water of Leith and surrounded by manicured communal grounds and quick transport links. This bright and spacious one-bedroom retirement apartment is offered to the market in excellent order throughout and is in move-in condition. The apartment comprises a welcoming entrance hallway with ample storage, a lovely open plan lounge/dining room, fitted kitchen, a beautiful light and airy double bedroom provides a tranquil retreat and comes complete with built-in wardrobes, and a snug/dressing room off, the apartment is completed by an elegant shower room. The property boasts electric heating and residents' parking, a House Manager on duty, 24hr Careline alarm service, lift access, residents lounge, laundry room and guest suite. Residents accepted from 60 years of age, for couples one must be at least 60 and the other at least 55. Viewing is highly recommended to fully appreciate the size, standard and quality of accommodation on offer.

Location

Established just West of the city centre on the banks of the Water of Leith, 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 distance 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 Craigleith Retail Park, Gyle Shopping Centre or indeed in the city centre. There are regular bus services running directly into the west end and city centre on the doorstep. Residents can enjoy a variety of social and exercise activities on site, there are also regular movie evenings, monthly lunches by external caterers MacKenzies, keep fit class. Also in the vicinity is the nearby Murrayfield Lawn Tennis Club, several gyms and sport clubs, and, of course, Murrayfield Stadium is just around the corner. 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.

Extras

All fitted floor coverings and integrated kitchen appliances. It should be noted that other items of furniture may be available by separate negotiation.

Price & Viewing

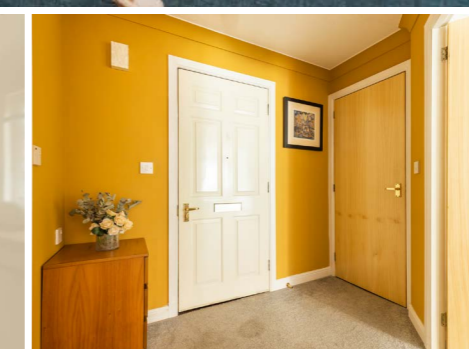
For price and viewing information contact Agents.



Features

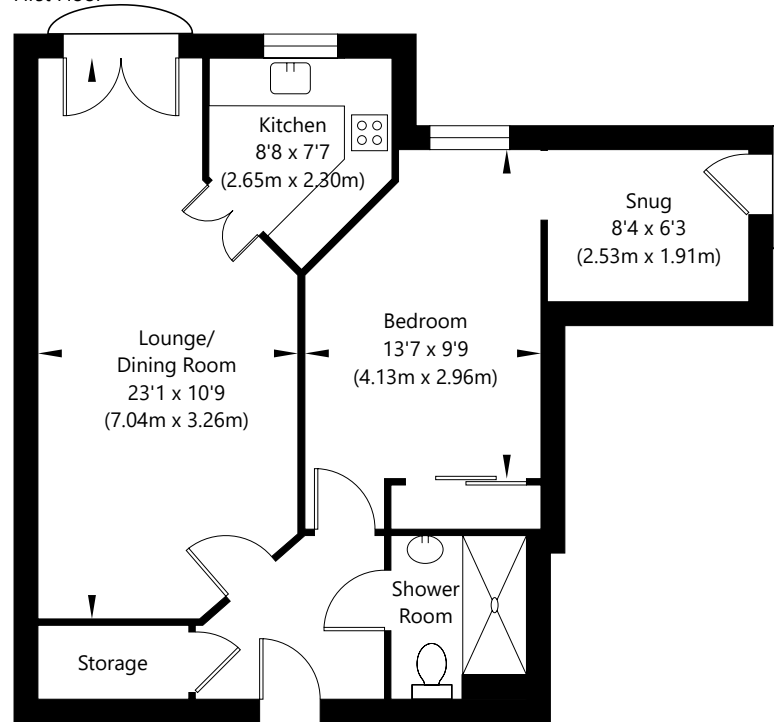
- Entrance hallway
- Lounge/Dining room
- Kitchen
- Double bedroom with snug/dressing room off
- Shower room
- Double glazing
- Electric heating
- Factored communal garden grounds
- Private residents parking

“A well-presented McCarthy & Stone, one bedroom first floor apartment, nestled on the banks of the Water of Leith and surrounded by manicured communal grounds.”





Approx. Internal Area 53.31 Sq M / 574 Sq Ft.
 Not to scale. For identification only.
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 First Floor



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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses.