



28/5 Roseburn Place
Murrayfield View, Roseburn, Edinburgh, EH12 5NX

CALL US ON 0131 447 4747

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For price and viewing information please visit residential.gillespiemacandrew.co.uk or call 0131 447 4747

- Shared security entry.
- Stairs & lift to upper levels.
- Reception hall with excellent walk-in storage cupboard.
- Attractive & generously proportioned living room/dining room with feature fire.
- French doors providing access to communal gardens.
- Kitchen with appliances.
- Good sized double bedroom with built-in mirrored wardrobes.
- Contemporary fitted wet room.
- White meter heating.
- Double glazing.
- Well maintained communal grounds.
- Residents & visitors parking.
- Laundry room.
- Guest suite.
- House manager.
- 24 hour Careline systems.



GENERAL DESCRIPTION

A ground floor flat in a popular retirement development forming part of a McCarthy & Stone development in the highly regarded Roseburn district of the city, perfectly positioned for access to a wide range of local amenities and a short journey to the west of Edinburgh City Centre. The property is quietly situated to the rear building and has direct access to communal garden areas.

FACTORING NOTE

The development is factored by James Gibb at an approximate charge of £1,300 per annum. This covers the maintenance of all the communal areas, the house manager and Careline system. The block's buildings insurance is also included in the for sale price.

COUNCIL TAX BAND - D.
TRAIN STATION - APPROXIMATELY 600 METRES TO HAYMARKET TRAIN STATION.
AIRPORT - APPROXIMATELY 6.4 MILES TO EDINBURGH AIRPORT.
BUSES - WITHIN 100 METRES.

LOCATION

Established to the 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 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. The 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, Murrayfield and Ravelston golf clubs, 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.

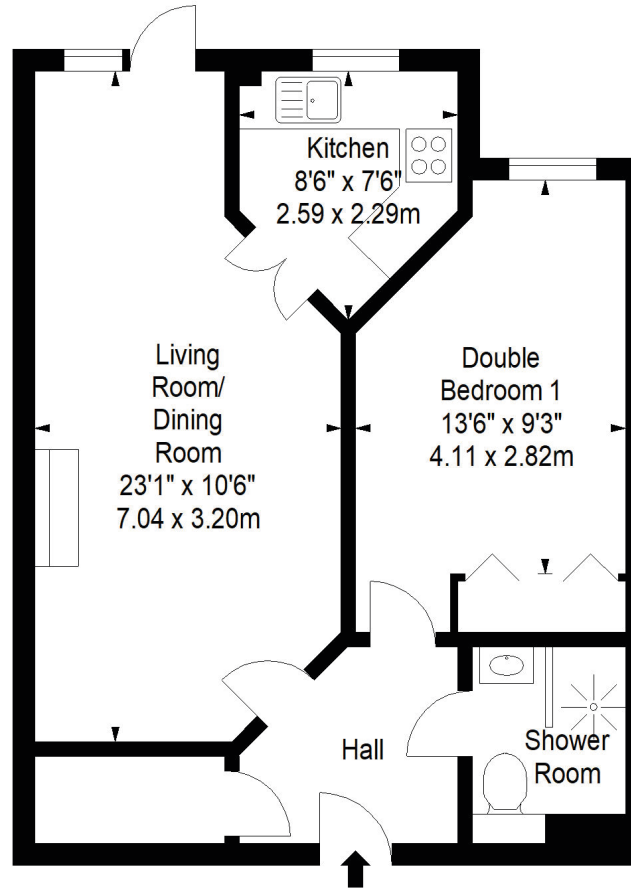
EXTRAS: ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS, POLES AND WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, COOKER HOOD, FREESTANDING FRIDGE/FREEZER.



Roseburn Place,
Edinburgh,
Midlothian, EH12 5NX



Approx. Gross Internal Area
515 Sq Ft - 47.84 Sq M
For identification only. Not to scale.
© SquareFoot 2022



Ground Floor



ENERGY PERFORMANCE
CERTIFICATE RATING C

76 - 80 Morningside Road, Edinburgh, EH10 4BY
T: 0131 447 4747 F: 0131 447 9555

WEBSITE: RESIDENTIAL.GILLESPIEMACANDREW.CO.UK

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.