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ROSEBURN MALTINGS
ROSEBURN, EDINBURGH, EH12 5LL

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Enjoying a sought-after central postcode, just 15 minutes' walk from Edinburgh's West End, this exceptionally spacious modern flat includes three double bedrooms, two bathrooms and a southerly-facing living area, set on the first floor of an attractive sandstone development with landscaped grounds and allocated parking. Muted interiors and classic decorative features bring elegance and airiness to this desirable home, which lies enviably close to the scenic green spaces of Roseburn Park and the Water of Leith.

The flat is reached via a well-maintained communal vestibule with secure entry. Welcoming you into the home is a comfortably carpeted hall housing multiple storage cupboards. Leading off the hall is a generous, carpeted reception area bathed in sunny natural light from a bay window and a further window with a Juliet balcony. This convivial southerly-facing room promises excellent versatility for numerous lounge and dining furniture arrangements. Across the hall a bright kitchen is appointed with modern wood-toned cabinetry and a countertop incorporating a seating peninsula, perfect for breakfasts and morning coffee. Neatly integrated to achieve an immaculate finish, the space is further equipped with an oven, a gas hob, a fridge freezer, a dishwasher, and a washing machine. Also found within the home are three carpeted double bedrooms. The two largest bedrooms are paired with double fitted wardrobes, with the principal bedroom also benefiting from a chic en-suite shower room with full subway tilework. Finally, a three-piece family bathroom with vanity storage is attractively framed by patterned tiling. The property benefits from efficient gas central heating, full double glazing, and a handy garbage shoot.

Externally, the factored development offers access to well-kept communal garden grounds, a private allocated parking space, visitors' parking, and a secure bike store.

Extras: Included in the sale are all fitted floor and window coverings, selected light fittings, and integrated kitchen goods.

EPC - TBC



FEATURES

- Leafy city location
- Desirable modern development
- Attractive understated interiors
- Generous first-floor flat
- Secure entry system
- Hall with good storage
- Sunny & spacious living/dining room
- Integrated breakfasting kitchen
- Principal bedroom with storage & en-suite shower room
- 2 Further double bedrooms (1 with storage)
- Family bathroom
- Well-kept communal garden grounds
- Allocated & visitors' parking
- GCH & DG

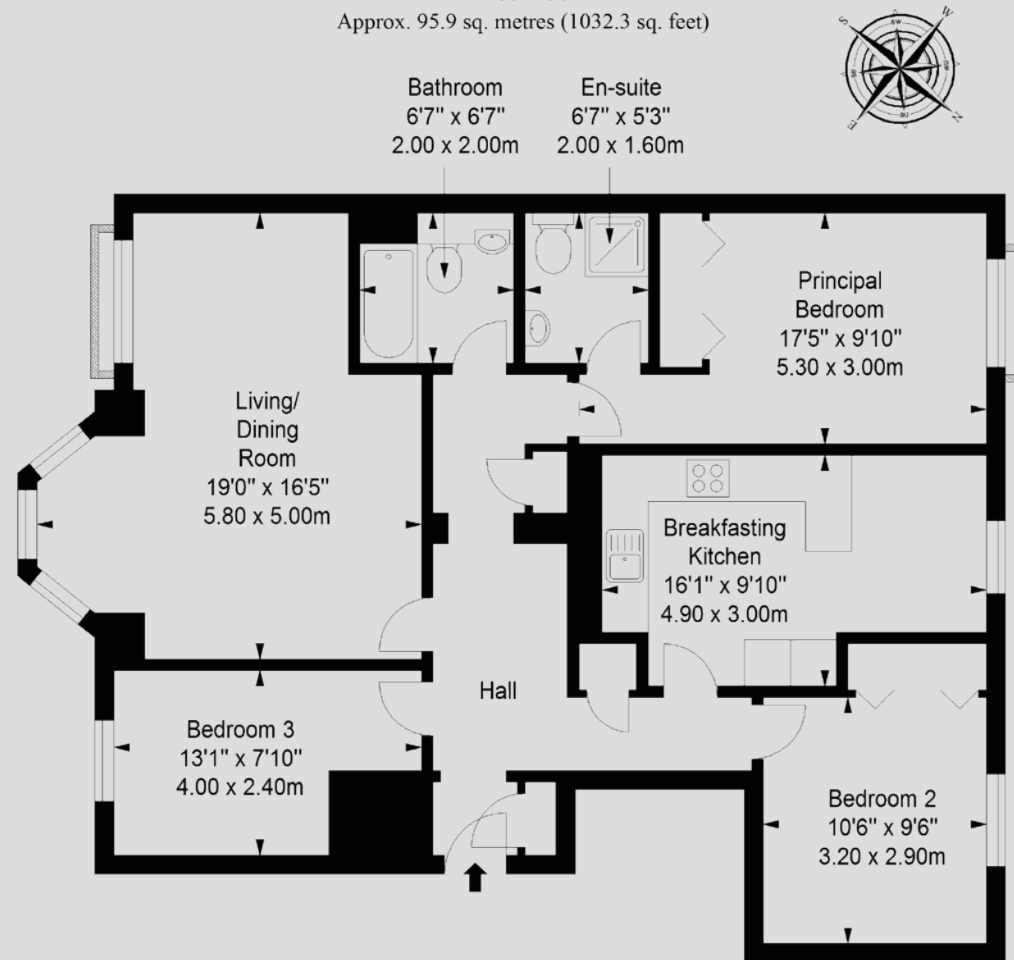


Roseburn, Edinburgh

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.

First Floor
Approx. 95.9 sq. metres (1032.3 sq. feet)



Total area: approx. 95.9 sq. metres (1032.3 sq. feet)

Viewing

Please contact Clancys on 0131 337 7771 or email info@clancys-solicitors.co.uk for viewing arrangements.

LEGAL OFFICE: 89-91 Morrison Street, Edinburgh, EH3 8BU
0131 337 7771
www.clancys-solicitors.co.uk

DISCLAIMER

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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