

COULTERS[®]

WELCOME TO:

ROSEBURN PLACE

28/47 Roseburn Place, Roseburn, Edinburgh, EH12 5NX



ROSEBURN PLACE AT A GLANCE:



Leafy Roseburn location



McCarthy and Stone property



Redecorated throughout



Superb transport links



Shared landscaped grounds



Fantastic local amenities

EXTRAS:

All fixtures and fittings, including; blinds, curtains, light fittings, carpets and fitted floor coverings.



A LITTLE BIT ABOUT THE PROPERTY:

Enjoy comfortable retirement living with this two-bedroom McCarthy and Stone apartment in Roseburn part of the Coltbridge and Wester Coates Conservation area. Set within the Murrayfield View development on the banks of The Water of Leith, the well-presented and bright property has been tastefully redecorated throughout by the current owners who have also upgraded the shower room. Surrounded by landscaped grounds with views over to Murrayfield Stadium and The Water of Leith, and with the local amenities of Roseburn Terrace minutes away this will make a wonderful home.

- Generous and light-filled dual-aspect corner living room with a Juliet balcony and views over to Roseburn Park, Murrayfield Stadium, and The Water of Leith. The tasteful neutral décor includes carpeting and a focal living flame fire.
- Kitchen with wall and floor units, worktops, splashback tiling, and integrated appliances including an extractor hood, oven, and hob. Accessed via the living room through French doors.
- Bright principal double bedroom with built-in mirrored wardrobes, and a warm interior design including carpeting.
- Second good-sized double bedroom with a matching interior design to the principal including mirrored wardrobes and far-reaching views over to Murrayfield Stadium.
- An upgraded modern shower room with rainfall shower enclosure, WC, and washbasin built into vanity. Includes safety handrails.
- Electric heating and double glazing throughout.
- Secure door entry system, 24hr Careline alarm service, and lift access.
- Resident's parking, lounge, and shared landscaped grounds.



LOCATION, LOCATION, LOCATION:

Lying to the west of Edinburgh's City Centre, leafy Roseburn is a popular location within the Coltbridge and Wester Coates conservation area. Situated on the banks of The Water of Leith the property is in easy reach of picturesque riverside walks which pass the historic Dean Village and lead into Haymarket and the cosmopolitan West End.

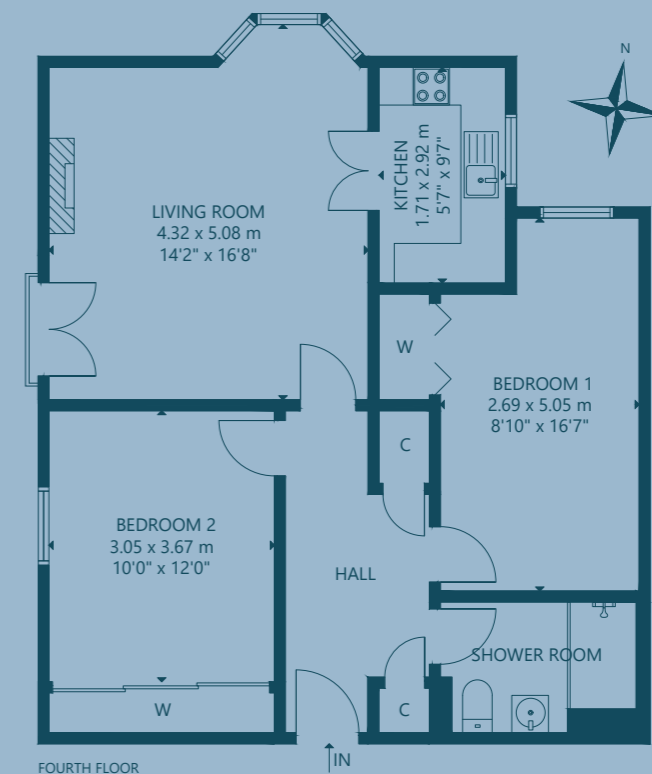
Ideally situated for Roseburn Park and Murrayfield Stadium the home of Scottish Rugby, other recreational amenities are to be found at the nearby David Lloyd Health Club in Corstorphine, Murrayfield Golf Club, and Murrayfield Lawn Tennis Club. The Scottish National Gallery of Modern Art is a fifteen-minute walk and there is a Cineworld Cinema at nearby

Fountain Park. Daily shopping needs are met on Roseburn Terrace which includes a Scotmid, Tesco Express, chemist, dentist, opticians, and other retailers such as the Roseburn Café, and Vigo Delicatessen. A Sainsbury's supermarket is located five minutes away at the Craighleith Retail Park which also houses a Marks and Spencer.

Regular bus services from Roseburn Gardens take you quickly into Haymarket, the West End, and the rest of the City Centre where you can enjoy an abundance of dining, retail, and leisure amenities. There are tram stops at Murrayfield Stadium to take you to Edinburgh International Airport, and the City Bypass and motorway network are easily accessed.



FLOOR PLAN:



28/47 Roseburn Place, Roseburn, Edinburgh, EH12 5NX

Approx. Gross Internal Area

751 Sq Ft - 70 Sq M

For identification only. Not to scale.

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