

COULTERS<sup>®</sup>

WELCOME TO:

# ROSEBURN MALTINGS

2/1 Roseburn Maltings, Roseburn, Edinburgh, EH12 5LY



## ROSEBURN MALTINGS AT A GLANCE:



Desirable Roseburn location



Three-bedroom apartment



Residents' parking



Superb bus and tram links



Close to the Water of Leith walkway



Excellent local amenities

## EXTRAS:

All fixtures and fittings, including; blinds, curtains, light fittings, carpets and fitted floor coverings. Please note that other items may be available through separate negotiation.



## A LITTLE BIT ABOUT THE PROPERTY:

Quietly positioned in leafy Roseburn, this is a bright and well-presented apartment. Located on the ground floor of a popular residential development the spacious accommodation with a tasteful neutral décor is perfect for those wishing to put their own stamp on a home. Enjoying landscaped grounds and residents' parking, and minutes from retail and leisure amenities and schooling, as well as the Murrayfield Tram stop, it is a fantastic opportunity.

- Bright and spacious bay windowed living room to the front with a charming dining alcove, and neutral décor including carpeting.
- Kitchen with shaker-style wall and floor units, splashback tiling, light grey marble-effect worktops, and integrated appliances including a gas hob, extractor hood, and an oven.
- Carpeted principal double bedroom with built-in wardrobes and an en-suite shower room with a hidden cistern WC, and washbasin built into vanity.
- Two comfortable carpeted double bedrooms with built-in wardrobes.
- Family bathroom featuring a hidden cistern WC, washbasin built into vanity, and bath with a wall-mounted shower.
- Double glazing and gas central heating throughout.
- Landscaped grounds.
- Secure entry system.
- Residents' parking.





## LOCATION, LOCATION, LOCATION:

Lying to the west of Edinburgh's City Centre, leafy Roseburn is a desirable residential location. Situated close to the banks of The Water of Leith enjoy scenic walks and cycleways leading to the historic 19th Century Dean Village, the prestigious area of Stockbridge and the beautiful expanse of The Royal Botanic Garden.

Ideally situated for Roseburn Park and Murrayfield Stadium, other excellent recreational amenities are to be found at the nearby David Lloyd Health Club in Corstorphine; scenic Murrayfield Golf Club; and the Murrayfield Lawn Tennis Club. There is a Cineworld Cinema at nearby Fountain Park along with, Nuffield Health Fitness and Wellbeing Gym, and well-known eateries including Nando's

and Five Guys. Convenient daily shopping is available on Roseburn Terrace which boasts a Scotmid, Tesco Express, a chemist, dentist, opticians, and more. Craigleith Retail Park in Stockbridge has a Sainsbury's supermarket and a Marks and Spencer whilst there is a large Waitrose at Comely Bank.

Schooling includes Roseburn Primary School and Craigmount High School whilst Edinburgh private options such as St George's School, and The Erskine Stewart's Melville Schools are close. Superb transport links mean that regular bus and trams take you quickly into Haymarket, the West End, and the City Centre, as well as Edinburgh International Airport.



## FLOOR PLAN:



2/1 Roseburn Maltings, Roseburn, Edinburgh, EH12 5LY

Approx. Gross Internal Area

916 Sq Ft - 85 Sq M

For identification only. Not to scale.

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WE'D LOVE TO  
HEAR FROM YOU:

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