

# 6/7 Roseburn House

Roseburn Drive, Edinburgh, EH12 5NS

mhdlaw



    
1 Public 1 Bed EPC

*“Ground Floor Flat in Retirement Development for Over 60’s”*



# Features

- Ground Floor Flat in Retirement Development for Over 60's
- Entrance Hall with Substantial Cloak Cupboard and Cupboard Housing Hot Water Tank
- Spacious Sitting/Dining Room with Corner Window
- Smart Fitted Kitchen
- Bright Double Bedroom With Fitted Wardrobes
- Shower Room with Double Shower Enclosure
- Electric Storage Heating
- Double Glazing Throughout
- Residents Lounge
- House Manager With Pull-Cord Alarm System
- Communal Garden Areas
- Residents Car Park
- Factor



## DESCRIPTION

Set within a smart retirement development with excellent communal facilities, this light and airy, one bedroom, ground floor flat offers spacious living accommodation, now in need of some modernisation.

The property further benefits from a residents' car park, lift, shared lounge, house manager, guest suite as well as 24-hour careline monitoring.

The development is factored by James Gibb with a monthly fee of approx. £129 payable to cover maintenance of common areas and building insurance. Ownership is subject to age qualifications, 60 years for an individual or 60 and 55 years in respect of a spouse where a couple applies for ownership.

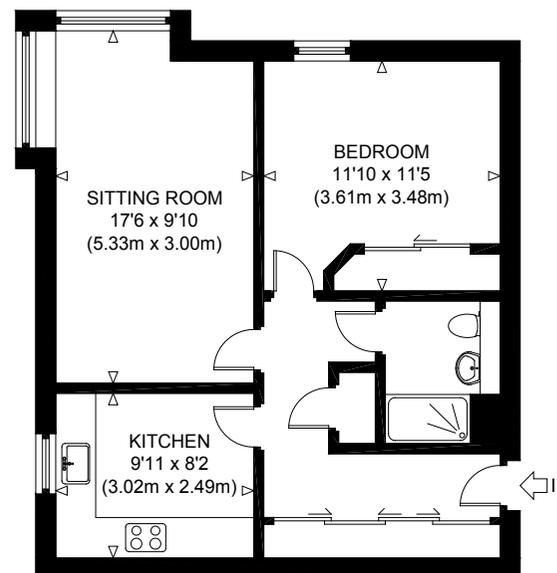
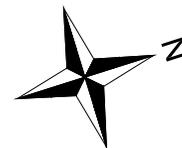
## LOCATION

Situated in a peaceful development in a very desirable area, Roseburn House is conveniently set in a tranquil spot, in the heart of the city. The property is a short walk from a local parade of shops on Roseburn Terrace and is also moments from the more extensive amenities of Murrayfield and the West End, with a large Sainsburys supermarket and Aldi in nearby Gorgie. At the end of the road is Roseburn Park and for a longer walk, the stunning open spaces and woodlands of Corstorphine Hill Nature Reserve are within easy reach. The Water of Leith also passes nearby the property, with a towpath offering traffic-free routes into the city and out to the Pentlands. A good selection of bus routes offer direct access into the centre of town and Haymarket train station is also within easy reach for those travelling further afield. For the motorist, the A8 leads to the City Bypass and associated motorways as well as Edinburgh International airport.

**HOME REPORT VALUE - £150,000**

**COUNCIL TAX BAND - D**

*All appliances in the property are sold as seen and no warranties will be given.*



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 563 SQ FT / 52.3 SQ M

ROSEBURN HOUSE  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 563 SQ FT / 52.3 SQ M  
All measurements and fixtures including doors and windows  
are approximate and should be independently verified.  
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**Viewing – By appointment with viewing agent, please telephone 0131 555 0616**

All enquiries, note of interest and offers to be directed to the property department at:

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T: +44 (0) 131 555 0616 E: [edinburgh@mhdllaw.co.uk](mailto:edinburgh@mhdllaw.co.uk)

**espc**