







**Description**

Bright and spacious top floor flat situated in an exclusive modern development close to the City Centre. The property is beautifully presented with fresh modern décor throughout and is in good condition. It is well placed for the tram and Haymarket station as well as a main bus route with the Airport bus, making it a convenient choice for commuting.

**Accommodation:**

- The entrance hall has three storage cupboards; one of which houses the pressurised hot water cylinder; one of which houses the electricity, gas meter and the consumer unit and one that is fully shelved
- West facing sitting room with French doors onto a small balcony; laminate flooring and cornicing
- Kitchen/dining room fitted with a range of wall and base mounted farmhouse style units with laminate worktops with inset stainless steel sink and appliances including gas hob with extractor hood, electric oven, slimline dishwasher and integrated fridge freezer
- Front facing double bedroom with built-in wardrobes and en-suite shower room which is partially tiled with a Mira mains pressure shower, Wall hung wash basin, WC and heated towel rail
- There is a separate bathroom with shower over bath, fitted furniture with semi recessed wash basin and WC with concealed cistern

- Further double bedroom to the rear of the property with built-in wardrobes
- There is a hatch with Ramsay ladder from the hallway to a loft space / attic

**Outside and Gardens**

There is a private residents' car park with an allocated parking space and further unallocated visitor parking. Well maintained communal gardens surround the property and it has a bin store, bike shed and play park.

**Location**

Roseburn is located just over a mile west of Edinburgh City Centre. The area offers a wide range of shopping facilities, with a Tesco Metro on Russell Road and Sainsbury's Supermarket at Westfield Road as well as local shops on Roseburn Terrace. It is conveniently located for the vast number of bars, restaurants, cultural activities and shopping facilities of the city centre. There is good public transport available locally including a regular bus service to the City Centre and a railway station nearby at Haymarket. The property is well placed for the Edinburgh Business Park, the Gyle and Gogarburn RBS. It is now also conveniently placed to benefit from the tram service with a stop within a short walk.

**Extras**

All fixed floor coverings, light fittings and integrated kitchen appliances are included in the sale.



**Viewing details**

Please call DMD Law 0131 316 4666 or check online for the up to date price information and viewing arrangements.  
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