



## 28/70 Roseburn Place, Edinburgh, EH12 5NX

### Description

Beautifully presented sixth floor retirement apartment which forms part of the well regarded Murrayfield View McCarthy & Stone development, close to the City Centre. The property is decorated in a neutral colour scheme throughout and is generally in excellent condition with a modern kitchen and shower room. It has a superb open outlook with views over Murrayfield. Within the development, there are many convenient features, such as landscaped garden grounds, private car park, communal laundry room, residents' lounge, duty manager, 24 hour care line, lift, guest suite and electric storage heating.

The accommodation comprises:

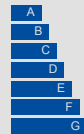
- Entrance hall with deep walk-in storage cupboard
- Generous living / dining room with electric fire with marble hearth and surround; Sky TV point
- Modern fitted kitchen with a range of gloss white units with marble effect laminate worktops with stainless steel Franke sink, and appliances including electric ceramic hob, electric oven, dishwasher and fridge
- Good sized double bedroom with built-in wardrobes with hanging space and top shelf
- Modern wet room style shower room with wall mounted wash basin with vanity unit, raised WC with concealed cistern and flush plate and Mira advance electric shower



### VIEWING DETAILS

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

[WWW.DMDLAW.CO.UK](http://WWW.DMDLAW.CO.UK)

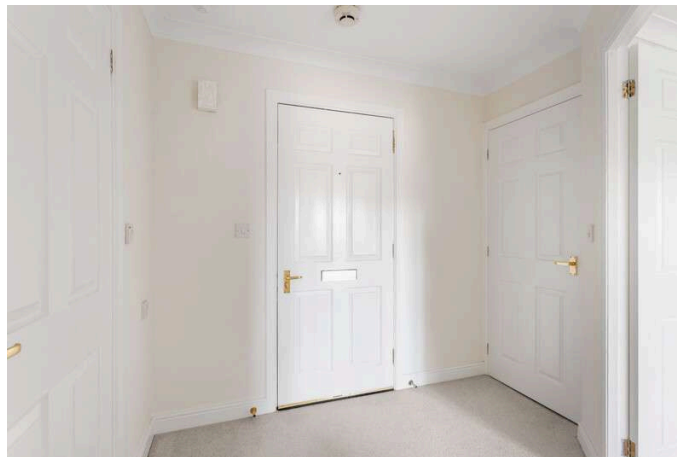


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### Outside & Gardens

There are well maintained landscaped garden grounds surrounding the property. There is also a private residents' car park.

### Factoring Fees

The property is managed by James Gibb at an annual cost of £1400. This covers the cost of cleaning and maintaining the communal areas and gardens, the duty manager, building and lift insurance and the emergency pull cord system.

### 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

The fixed floor coverings, light fittings, curtains and kitchen appliances are included in the sale.

### Council Tax - Band D

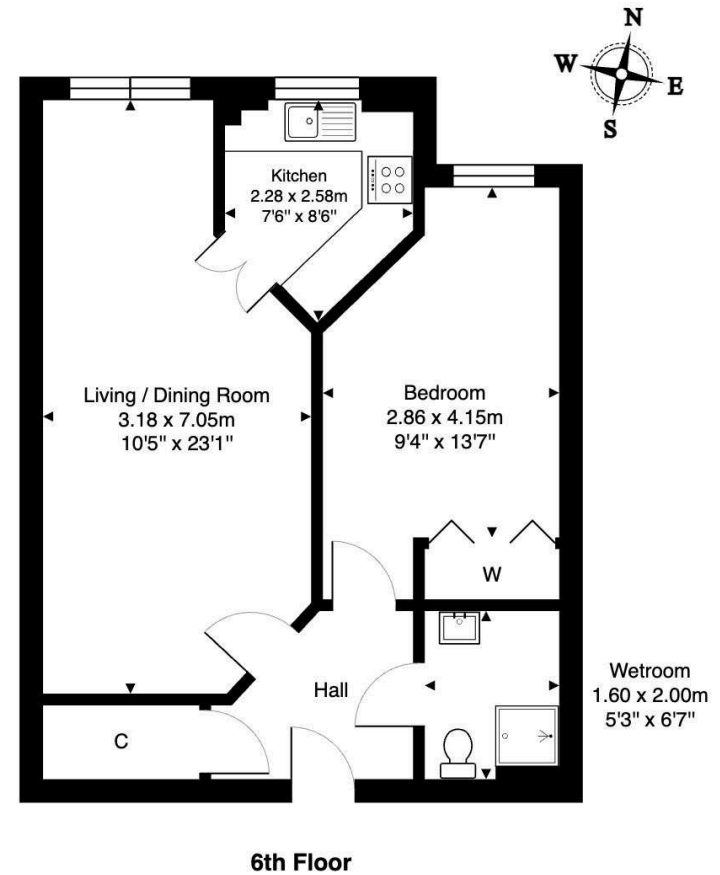




## Flat 70, 28 Roseburn Place, Edinburgh, EH12 5NX

Total Area: 47.6 m<sup>2</sup> ... 512 ft<sup>2</sup>

All measurements are approximate and for display purposes only



**DMD** SOLICITORS & ESTATE AGENTS

Offers can be submitted in writing, fax or email:

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