



GARDEN STIRLING BURNET

28/4 ROSEBURN PLACE,
ROSEBURN, EDINBURGH, EH12 5NX





This ground-floor retirement flat is a well-presented one-bedroom residence, which forms part of a McCarthy and Stone retirement complex for those aged 60 years and older. It has a prime location in sought-after Roseburn, set beside the idyllic Water of Leith, within easy reach of a large public park, regular transport links, and local amenities and cafés. The property offers bright and spacious rooms, and a blank canvas of décor throughout. Residents also have access to a shared lounge, a communal laundry room, and guest facilities. In addition, there is a Careline alarm system (with emergency pull chords in the main accommodation) and there is a part-time house manager. Private parking is also provided. The property is reached via a secure shared entrance, with the front door opening into a welcoming hall with deep built-in storage. The living/dining room is ahead, offering a generous footprint for comfy lounge furniture and a table and chairs. It features light neutral décor and a fitted carpet for maximum comfort. Furthermore, the space has a glazed door that leads to outside for a seamless transition into the communal garden. From the living area, double doors lead into the kitchen. Here, there is a well-appointed range of cabinets and ample worksurface space. It is finished by white splashback tiles and an integrated oven and ceramic hob.

FEATURES

- Spacious ground-floor retirement flat
- Part of a McCarthy and Stone development
- Well-presented neutral interiors
- Shared lounge and laundry room
- Part-time house manager and guest facilities
- Careline alarm system (with emergency pull cords)
- Secure entry system and a lift service
- Welcoming hall with built-in storage
- Large living/dining room with garden access
- Well-appointed, modern kitchen
- Double bedroom with a mirrored wardrobe
- Lovely shared garden with riverside views
- Private residents' and visitors' parking
- Electric heating and double glazing





Meanwhile, the double bedroom has a spacious footprint, accompanied by a built-in mirrored wardrobe for added convenience. It continues the appealing aesthetic of the living area, and enjoys an airy ambience. Next door is a three-piece bathroom with an overhead shower. Electric heating and double glazing ensure year-round comfort.

Outside, the development provides private parking for residents and visitors alike. It also has a lovely communal garden that is laid to lawn and positioned beside the Water of Leith, enjoying picturesque riverside views.

Extras: all fitted floor and window coverings, light fittings, and integrated kitchen appliances to be included in the sale.







Roseburn, Edinburgh

Established west of the city centre on the banks of the Water of Leith, part of Roseburn falls within the Coltbridge and Wester Coates conservation area and is cherished for its rich architectural landscape and protected areas of natural beauty.

Whilst just a short walk from bustling Haymarket and the desirable West End, within minutes you can also be strolling along the tranquil Water of Leith Walkway, taking in sights such as idyllic Dean Village along the way.

Vibrant Roseburn Terrace is lined with a charming selection of local shops and services, including an express supermarket and a choice of traditional pubs, cafes, and restaurants. More extensive shopping facilities are available at nearby Craighleith Retail Park, or indeed in the city centre.

Residents enjoy an array of sport and fitness activities right on their doorstep, including the Murrayfield Lawn Tennis Club, several gyms and sport clubs, and, of course, Murrayfield Stadium is just around the corner.

Roseburn is exceptionally well connected and served by fantastic public transport links, including a comprehensive bus network and tram services between Edinburgh International Airport (calling at Haymarket station) and the city centre. Roseburn is also traversed by Route 1 of the National Cycling Network, which connects with various cycle and pedestrian paths across the city and beyond.





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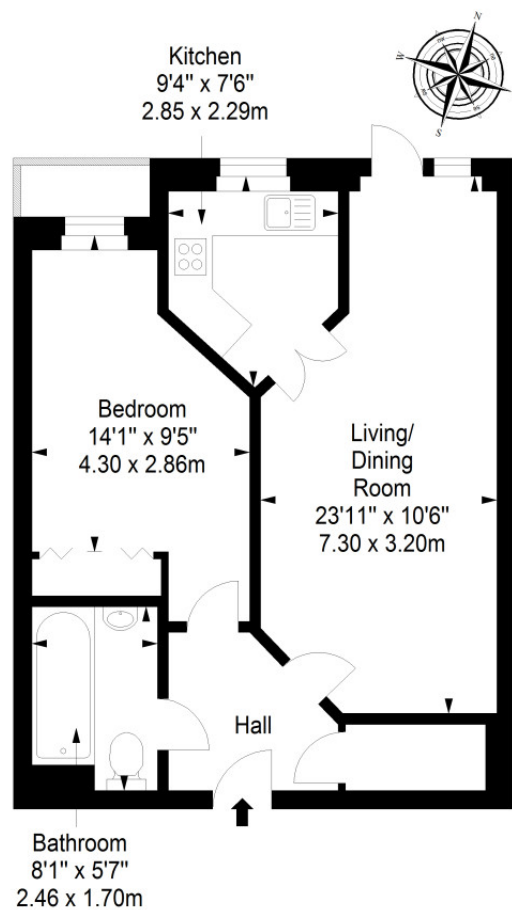
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1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

FLOORPLAN

Ground Floor
Approx. 50.4 sq. metres (542.5 sq. feet)



Total area: approx. 50.4 sq. metres (542.5 sq. feet)