










Offers Over
£345,000

11/6 Roseburn Maltings

Roseburn | Edinburgh | EH12 5LY

This delightful, particularly spacious second floor apartment forms part of an established modern development in the heart of Roseburn, close to excellent amenities and transport links with the city centre within easy walking distance.

-  3 Bedrooms
-  1 Public Room
-  2 Bathrooms
-  Residents Parking
-  Communal Gardens
-  EPC Rating – C
-  Council Tax Band - F



Description

Offered to the market in true move-in condition, this wonderful home shall undoubtedly appeal to the professionals and families seeking a high standard of living in an excellent location and merits internal viewing to be fully appreciated. In brief the accommodation comprises; secure entry system, welcoming hallway with storage, light and airy bay windowed reception/dining room, stylish fitted kitchen with appliances, spacious principal bedroom with fitted wardrobes and en-suite shower room, two further good sized bedroom with fitted wardrobes and bathroom with three-piece suite and shower over bath. Further benefits include gas central heating and double glazing.



Extras

All fitted floor coverings will be included in the sale together with the gas hob, oven, integrated dishwasher, washing machine and fridge/freezer.

Gardens & Parking

The property is set within established, beautifully maintained communal garden grounds with bike shed, child's play park and resident's parking.

Factor

There is a factoring fee payable to Hacking & Patterson of approx. £94 per month for the upkeep of the communal grounds, stair cleaning and block buildings insurance.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

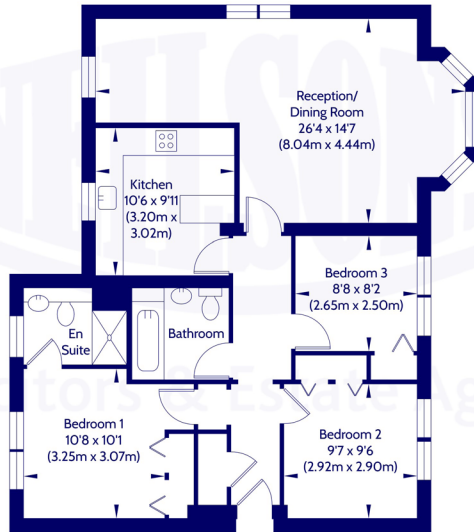
Roseburn is a charming district situated to the west of Edinburgh's City Centre and offers an excellent range of local shops, cafes and restaurants throughout the area, including a Tesco Express and a Sainsbury's supermarket slightly further afield in neighbouring Murrayfield. The highly regarded Roseburn Primary school is just a short walk away and for secondary education, Craigmount High School falls within the school catchment for the area, easily accessible via the A8. The West End, Princes Street and George Street are only a short walk away offering all the facilities of the City Centre. There are excellent transport links with frequent bus services, nearby Haymarket train station and Murrayfield tram stop, Cycle Paths to Cramond/ Forth Road Bridge and the recently opened City Centre West-East Link cycle route. Leisure facilities include the open spaces of Roseburn Park, Murrayfield Stadium and Edinburgh Zoo, with the stunning Water of Leith walkway providing pleasant walks and linking with the fashionable Stockbridge area of the city.





Approx. Gross Internal Floor Area 85.4 Sq M / 919 Sq Ft.

Second Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
© 2025 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



Solicitors & Estate Agents

Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills & Powers of Attorney
- Estate Planning
- Executries
- Powers of Attorney

For helpful, friendly, personal advice, get in touch.

✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office
138 St John's Road
Edinburgh

Property Department
142 St John's Road
Edinburgh

City Centre
2a Picardy Place
Edinburgh

South Queensferry
37 High Street
South Queensferry

Bonnyrigg
72 High Street
Bonnyrigg

