

COULTERS<sup>©</sup>

# 6/20 ROSEBURN DRIVE, ROSEBURN HOUSE

ROSEBURN, EDINBURGH, EH12 5NS

 2 BED  1 BATH  T PUBLIC





## TAKE A LOOK INSIDE

This well-proportioned first floor flat forms part of Roseburn House, a retirement development exclusively for the over 60s\*, that is situated in a popular residential area, well-situated for all amenities.

Inside, there is a sitting room with corner window and bright triple aspect; fitted kitchen; double bedroom with built-in mirrored wardrobe; second bedroom; bathroom with overhead electric shower and two handy storage cupboards off the hall.

The building benefits from a secure entry system, lift, communal lounge and a guest suite (available for a fee). There is a telecare/careline system in place with pullcords throughout the property.

## KEY FEATURES



First floor retirement flat



Secure shared entrance and lift service



Communal garden



Residents' Parking



Careline alarm system



Bus stop nearby on Roseburn Terrace





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The property is fitted with double glazing and electric storage heaters.

There is a residents' car park and well-kept communal grounds with outdoor seating.

The building is factored by Trinity Factors for a monthly cost of roughly £160 which includes buildings insurance, general maintenance, lift maintenance, gardening, communal lighting and stair cleaning. A suitability interview will be required before sale.

\*First occupant must be 60 or over. If there are two occupants, the second occupant must be 55+.



## THE LOCAL AREA

Roseburn is a highly desirable residential area with a vibrant village feel and a friendly, community atmosphere. Scenic walks and cycleways are within easy reach, including along the Roseburn Path and Water of Leith Walkway which leads to the historic 19th Century Dean Village, the renowned Scottish National Gallery of Modern Art, the prestigious area of Stockbridge and the beautiful expanse of The Royal Botanic Garden.

Roseburn is well-served by public transportation, with regular bus services to the city center and other parts of Edinburgh from nearby Roseburn Terrace. Haymarket train station and tram stop are also just a short distance away. Convenient daily shopping is available on Roseburn Terrace which boasts a Tesco Express, a Londis, a pharmacy, dentist, opticians as well as popular bars, cafes and delicatessens.

## EXTRAS

All blinds, light fittings, fitted flooring and white goods are included in the sale price.

## GET IN TOUCH



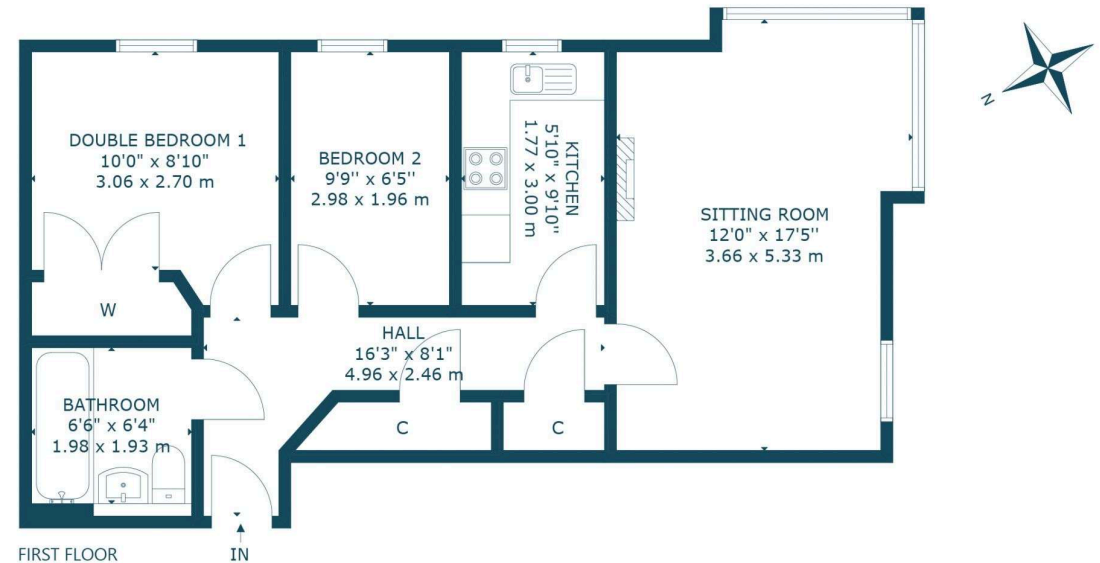
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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 602 SQ FT / 56 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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## LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

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