



28/27 Roseburn Place, Edinburgh, EH12 5NX

Beautifully presented second floor retirement apartment which forms part of the well regarded Murrayfield View McCarthy & Stone development, close to the City Centre. The property is generally in good condition throughout with a modern kitchen and shower room. It has a superb open outlook with views over Murrayfield and the Water of Leith. 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:

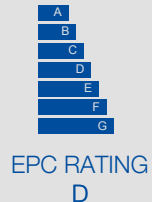
- Entrance hall with deep walk-in storage cupboard
- Generous living / dining room with electric fire with marble hearth and surround; Sky TV point
- Modern fitted kitchen with a range of gloss white units with granite effect laminate worktops with matching splashbacks and inset stainless steel sink, and appliances including electric ceramic hob, electric oven and fridge freezer
- Good sized double bedroom with built-in wardrobes with hanging space and top shelf
- Modern wet room style shower room with wash basin with vanity unit, WC and shower enclosure designed for easy access



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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EPC RATING

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Outside and 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 a monthly cost of £150. 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. It is now also conveniently placed to benefit from the tram service with a stop within a short walk. Roseburn Park is nearby and pleasant walks can be enjoyed along the banks of the Water of Leith and along the old railway line.

Extras

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

Council tax

It is our understanding that this property is subject to Council Tax Band D, however, please check with the local authority

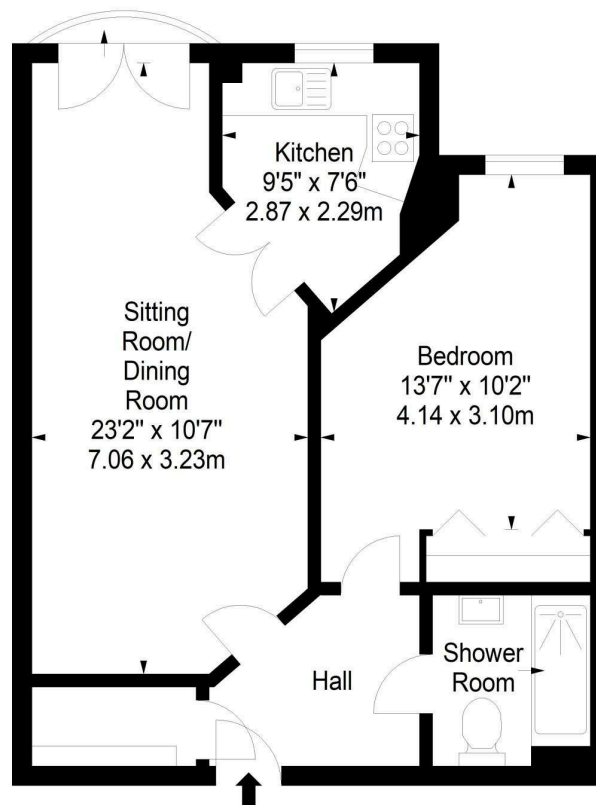
Virtual staging has been utilized to enhance visualization of the space.



Roseburn Place,
Edinburgh,
Midlothian, EH12 5NX



Approx. Gross Internal Area
541 Sq Ft - 50.26 Sq M
For identification only. Not to scale.
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Second Floor

DMD | SOLICITORS &
ESTATE AGENTS

Offers can be submitted in writing, fax or email:

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