



19/4 Russell Gardens
Roseburn, Edinburgh, EH12 5PP



VMH ESTATE AGENTS



Delightful 1 bedroom ground floor flat with private residents' parking

- Stylish sitting/dining room
- Modern fitted kitchen
- Double bedroom 1 - built in wardrobes
- Bathroom
- Bright & tastefully presented
- Popular & convenient location
- Secure entryphone system
- Well maintained shared grounds
- Residents' parking
- Gas central heating & double glazing

Offers Over: £190,000

EPC Rating: C

Council Tax: D

Tenure: Freehold

Further information can be found in the home report.

About the Property

Located in the highly sought after residential area of Roseburn, this delightful ground floor flat forms part of an impressive, peaceful modern development. A variety of local amenities are within walking distance and the city centre is also within easy reach.

The interior of the property is bright and generously proportioned and offers well laid out accommodation in excellent order throughout.

Management

The development is factored and maintained by James Gibb for a monthly cost of approximately £85.00 which includes block buildings insurance.

Extras

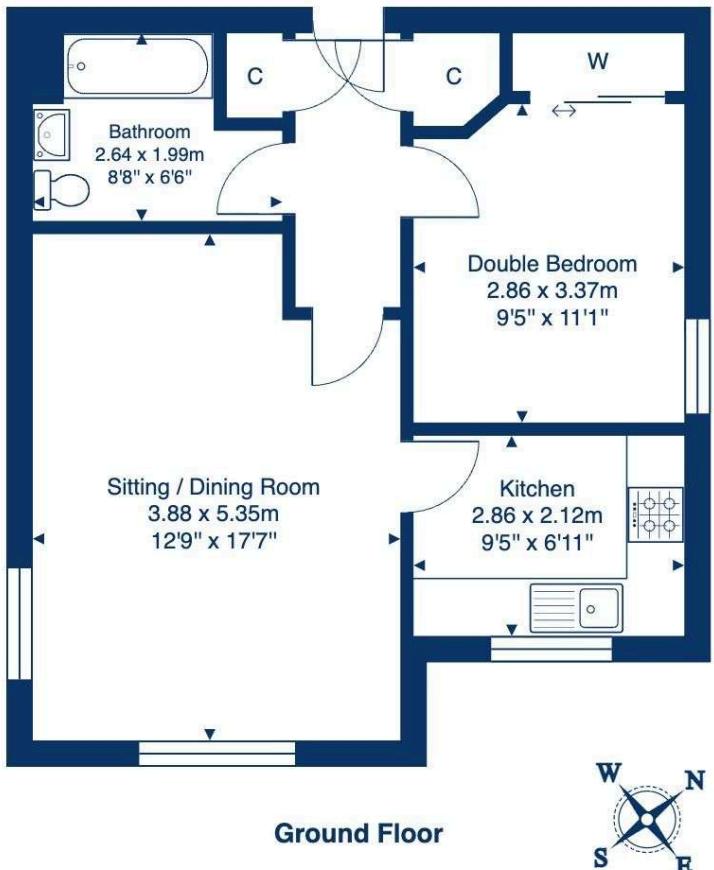
All fitted floor coverings, blinds, curtains, curtain poles, light fittings, hob, oven, extractor hood, fridge with small freezer compartment and washing machine are included in the sale price.



Location

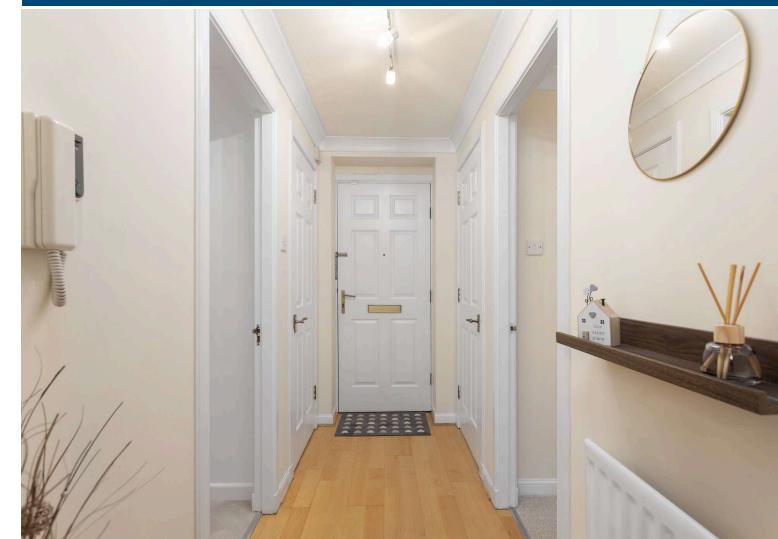
The Roseburn area is situated within a 5 minute drive of the city centre and offers residents a wide range of local amenities including convenience stores, restaurants, bars, larger shopping facilities can be found at Craigleath Retail Park. For the sports enthusiast there are golf courses at both Ravelston and Murrayfield, tennis courts and access to walks along the Water of Leith. For rugby followers the renowned Murrayfield Stadium is within walking distance. The area is well placed for ease of access to the City Bypass, Edinburgh International Airport and all central Scotland's motorway links. There are numerous regular bus services which operate to and from the city centre and a tram stop adjacent to Murrayfield Stadium.

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Total Area: 48.2 m² ... 518 ft²

All measurements are approximate and for display purposes only.





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The dimensions provided are for illustration purposes only; detailed measurements should be taken personally. No documentation will be exhibited in respect of the compliance or otherwise of replacement windows.
Although every attempt has been taken to ensure accuracy, the details within the brochure are not guaranteed or warranted and will not form part of any future contract to buy.