



clancys-solicitors.co.uk

19/10 Russell Gardens,

Edinburgh, EH12 5PP



Description

An excellent opportunity has arisen to acquire this bright and spacious second floor flat forming part of an exclusive Cala development. The property is offered to the market in good order, and the accommodation briefly comprises a welcoming hallway, living room with fitted kitchen off, two bedrooms and bathroom. The property further benefits from residents permit parking, gas central heating, double glazing and communal landscaped gardens. This property will appeal to a variety of buyers and viewing is highly recommended.

Factoring

The development is managed by James Gibb Residential Factors, 23 Alva Street, Edinburgh EH2 4PS. The quarterly fee is approximately £300, and this includes the upkeep of the communal grounds, stair cleaning, development street/stair lights and communal building insurance.

Location

Russell Gardens is situated in the popular Roseburn and neighbouring Murrayfield area, which lies to the west of the city centre. Local shops cater for everyday needs with a Tesco Metro on the doorstep, a Sainsburys supermarket at Westfield Road and a large Tesco Superstore in Corstorphine. More extensive shopping is available at the Gyle Shopping Centre or Hermiston Gait just a little further afield. Leisure and recreational facilities include Edinburgh Zoo, Scottish National Modern Art Galleries, Murrayfield Ice Rink and Rugby Stadium and scenic walks alongside the Water of Leith. Murrayfield tram stop and Haymarket train station are within walking distance with regular buses running to and from the city centre and surrounding areas. The city bypass, Edinburgh Airport, Forth Road Bridge/ Queensferry Crossing and main motorway networks are within easy reach via the A90. The main thoroughfares of Princes Street and George Street offering a number of high street shops, restaurants and bars are within easy reach along with St James Quarter. Catchment schools include Roseburn Primary, St Cuthberts RC Primary, Craigmount High and St Augustine's RC High School, with private schooling available nearby.

Extras

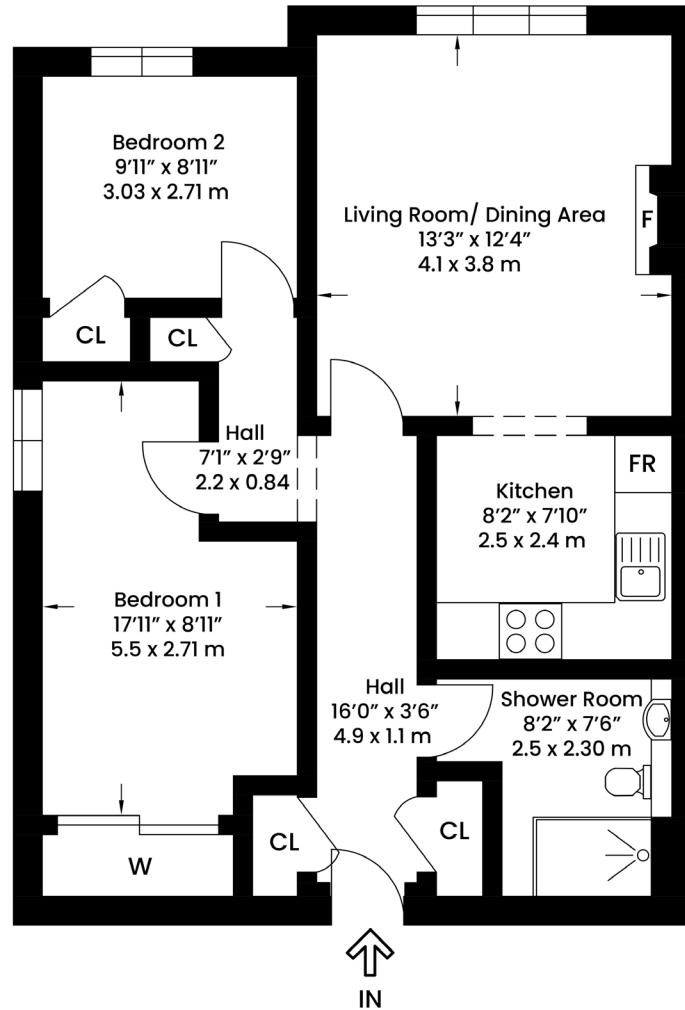
All fitted floor coverings and integrated appliances in the kitchen. It should be noted that other items of furniture may be available by separate negotiation.

Features

- Entrance hall
- Living room
- Kitchen
- 2 Bedrooms
- 1 Bathroom
- Gas central heating
- Double glazing
- Communal garden grounds
- Residents permit parking
- EPC rating - B
- Council Tax Band - E
- Tenure - Freehold







vistaBee

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)
vistaBee 2026



CLANCYS