



6/37 Roseburn Drive, Edinburgh, EH12 5NS



Welcome

Welcome to Roseburn Drive, this well-proportioned, second floor, two bedroom apartment, ideally situated in the ever-popular Roseburn area of Edinburgh. Designed specifically for comfortable and secure later living, this delightful home offers generous accommodation, modern conveniences, and access to attractive communal facilities. The development is available to those 60 years and over (second resident can be 55 years) who can live independently. The property comes with a garage and a secure storage area in the basement. Presented to the market in good condition throughout, we would recommend an early viewing.

- Reception hallway
- Living/dining room
- Fully fitted kitchen
- Two bedrooms
- Shower room comprising WC, wash hand basin and shower cubicle.
- Double glazing and electric heating
- Pull cords
- Single garage
- Secure entry system
- Residents' car park
- Residents lounge
- Guest suite available to hire
- Lift to all floors
- Additional secure storage in the basement
- House Manager and Careline alarm system





Roseburn

Roseburn is situated to the West of Edinburgh's City Centre and offers an excellent range of local shops including a Tesco Direct with a Sainsbury's supermarket only slightly further afield. Haymarket Train Station, the West End and Princes Street are only a short walk or, bus/tram journey away offering all the facilities of the City Centre with the trams and buses also linking directly with Edinburgh International Airport. The City of Edinburgh Bypass linking the main Scottish motorway network is also close at hand, providing an ideal base for the commuter. Nearby leisure facilities include the open spaces of Roseburn Park, Murrayfield Sports Stadium, Murrayfield Ice Rink and Edinburgh Zoo with the Water of Leith walkway providing pleasant walks and linking with the fashionable Stockbridge district of the city.

Agents notes

The integrated kitchen appliances, curtains, blinds and fitted floor coverings are included. The development is factored by Trinity Factors with an approximate annual fee of £1,962 and is inclusive of the building's insurance. Please note, this information is correct at the time of publication, it should always be confirmed at the point of offer.



Get in touch

 mcdougallmcqueen.co.uk

 property@mcdougallmcqueen.co.uk

 0131 240 3818

Property Hub:

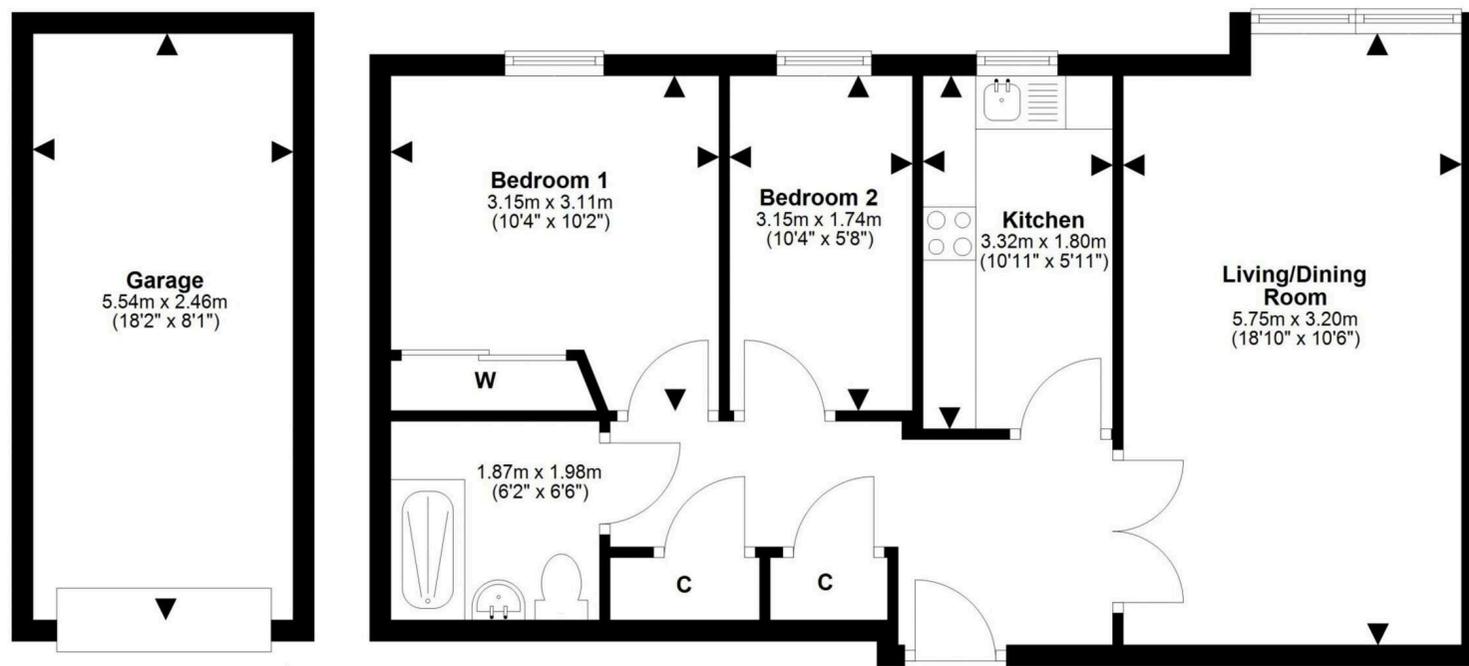
25-27 High Street, Dalkeith
EH22 1JB

Bruntsfield Office:

103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.