



12/10 Russell Gardens, Edinburgh, EH12 5PG

An impressive and generously proportioned two-bedroom apartment, situated on the second floor of a well-established modern development, ideally located within easy reach of the City Centre. Perfectly suited for commuters, the property lies less than a ten-minute walk from Murrayfield Stadium and its adjoining tram stop, while Haymarket Station is also conveniently accessible on foot.

The apartment is well maintained and presented in excellent order throughout, offering bright, comfortable living spaces with an abundance of natural light and a thoughtfully designed layout. While already highly appealing, there is scope to further enhance the property with a contemporary kitchen and bathroom upgrade.

Additional benefits include private residents' parking and beautifully maintained landscaped communal grounds, contributing to an attractive and highly desirable residential setting.

The accommodation comprises:

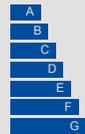
- Welcoming entrance hall with three useful storage cupboards
- Bathroom with fitted furniture, inset wash hand basin, WC and bath with mains pressure shower over
- Spacious principal bedroom with built-in mirrored wardrobes
- Second well-proportioned bedroom, also suitable as a home office



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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- Generous south-west facing open plan living/dining room and kitchen, providing a bright and sociable living space; the kitchen is fitted with a range of units, laminate worktops, inset stainless steel sink and appliances including a gas hob, oven, washing machine and fridge

Outside & Gardens

There is also a private residents' car park, with one resident permit and a visitor permit available. The development is surrounded by well-maintained communal gardens and also includes a secure bike store and communal bin store.

Location

Roseburn is situated just over one mile west of Edinburgh City Centre and offers a wide range of local amenities. Shopping facilities include a Tesco Metro on Russell Road, a Sainsbury's supermarket on Westfield Road, and a variety of independent shops along Roseburn Terrace.

The area is particularly convenient for access to the city centre, with its extensive range of restaurants, bars, cultural attractions and retail outlets. Excellent public transport links are available, including regular bus services, nearby Haymarket Station and a tram stop at Murrayfield Stadium within a short walk.

The property is also well placed for the Edinburgh Business Park, The Gyle and Gogarburn.

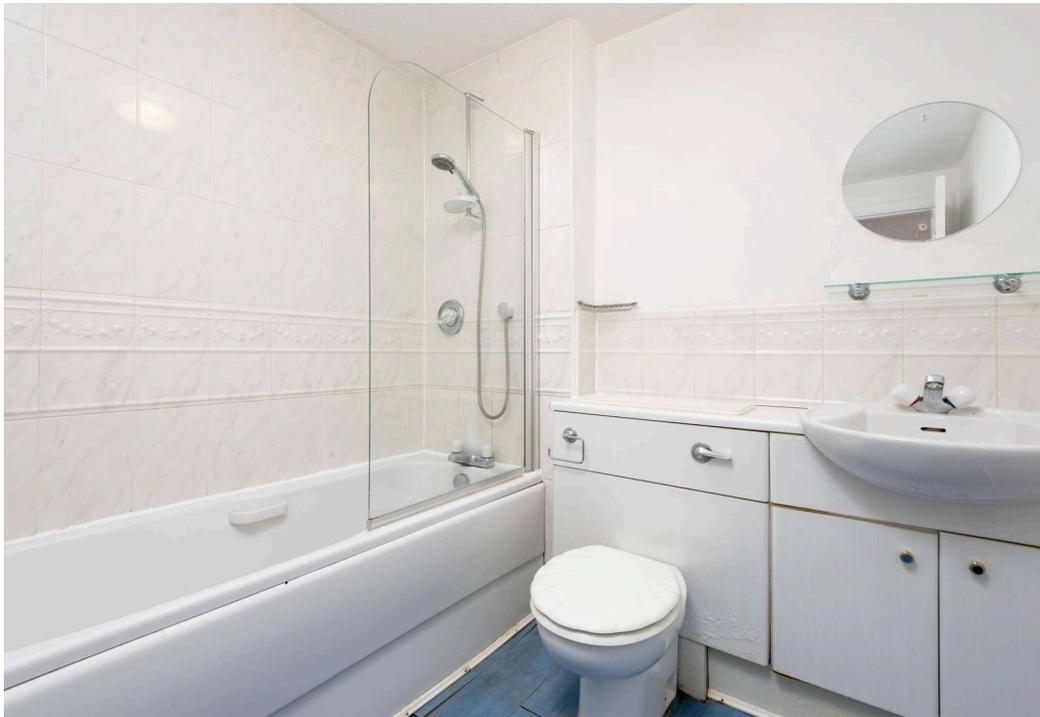
Factoring

The development is factored by James Gibb, with an average quarterly charge of approximately £250, varying depending on works undertaken. This includes building insurance, cleaning and maintenance of communal areas, and garden upkeep.

Extras

All fitted floor coverings, light fittings and kitchen appliances are included in the sale. Certain items of furniture may be included in the sale, subject to the purchaser's preference.







Permit Holders Car Park

1. Only permit holders are allowed to park in this area.

2. All vehicles must be registered with the council.

3. A valid permit must be displayed in the vehicle.

4. No parking is allowed on the pavement or in the road.

5. No parking is allowed in front of the building.

6. No parking is allowed in front of the building.

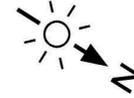
7. No parking is allowed in front of the building.

8. No parking is allowed in front of the building.

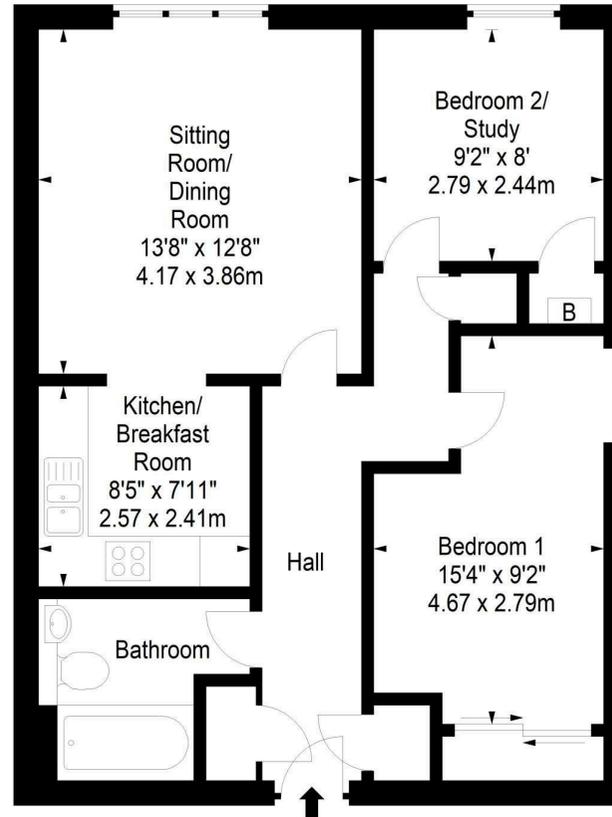
9. No parking is allowed in front of the building.

10. No parking is allowed in front of the building.

Russell Gardens,
Edinburgh,
Midlothian, EH12 5PG



Approx. Gross Internal Area
691 Sq Ft - 64.19 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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