

28/65 MURRAYFIELD VIEW, ROSEBURN PLACE ROSEBURN, EDINBURGH, EH12 5NX

Part of a McCarthy and Stone development in sought-after Roseburn, this two-bedroom, top-floor retirement flat is brought to market in move-in condition, offering neutral interiors and spacious accommodation, including a south-facing balcony and private residents' parking.





This bright and spacious, two-bedroom, top-floor retirement flat forms part of a sought-after McCarthy and Stone development, which enjoys a highly desirable setting in Roseburn, peacefully situated by the Water of Leith and Roseburn Public Park.

The property offers well-presented interiors throughout, including a dual-aspect living/dining room, a well-appointed kitchen, and a modern shower room, and it has a private balcony and access to landscaped gardens and private residents' parking. In addition, the development provides an on-duty house manager, a 24-hour Careline alarm system with emergency pull cords, and a residents' lounge, laundry service, and guest suite. Reached via a secure shared entrance and lift service, the flat's front door opens into a welcoming hall with two built-in cupboards. It flows naturally into the living/dining room. Here, a soft neutral palette creates an inviting and comfortable setting for daily use, whilst dual-aspect windows (to the west and south) ensure a light-filled ambience throughout the day. This reception area also enjoys spacious dimensions for lounge furniture and a large nook for dining furniture; plus, it extends out onto a private balcony with a south-facing aspect and lovely elevated views to the Pentland Hills. From the living area, double doors lead into the kitchen, which is well-appointed with cabinetry and generous workspace, presented in white and wood-toned hues (respectively). An oven and electric hob are integrated, alongside space for a freestanding fridge/freezer. The two double bedrooms are on the opposite side of the hall, both enjoying spacious footprints, light neutral décor, and soft carpets for comfort. The principal bedroom further boasts a south-facing aspect and a built-in mirrored wardrobe. A modern shower room completes the accommodation, fitted with a hidden-cistern toilet, a washbasin with counterspace, and a walk-in seated shower enclosure. Electric heating and double glazing ensure a warm environment all year round. Outside, the development provides beautiful communal gardens that features manicured lawns, established planting, and a patio area for relaxing and dining in the sun. Furthermore, it has private residents' parking as well.

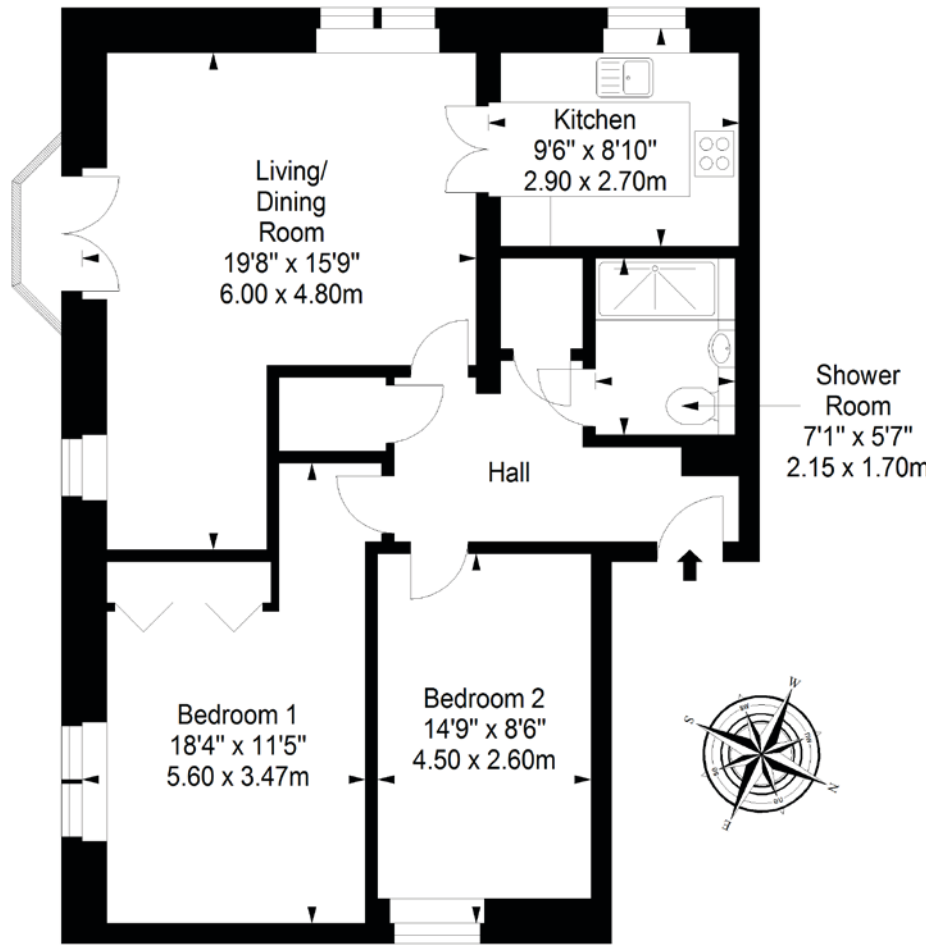
Please note: residents are accepted from 60 years of age. For couples, one must be at least 60 and the other at least 55 years of age.

Features

- Spacious top-floor retirement flat
- A McCarthy and Stone development
- Highly desirable setting in Roseburn
- Well-presented interiors throughout
- Secure shared entrance & lift service
- Welcoming hall with storage
- Dual-aspect living/dining room
- Private south-facing balcony
- Well-appointed kitchen
- Two spacious double bedrooms
- Modern three-piece shower room
- Beautiful communal gardens
- Private residents' parking
- Electric heating & double glazing
- House manager & 24-hr alarm service
- Residents' lounge, laundry service & guest's suite



Top Floor
Approx. 74.7 sq. metres (804.1 sq. feet)



Total area: approx. 74.7 sq. metres (804.1 sq. feet)



Roseburn, Edinburgh

Established west of the city centre on the banks of the Water of Leith, part of Roseburn falls within the Coltbridge and Wester Coates conservation area and is cherished for its rich architectural landscape and protected areas of natural beauty.

Whilst just a short walk from bustling Haymarket and the desirable West End, within minutes you can also be strolling along the tranquil Water of Leith Walkway, taking in sights such as idyllic Dean Village along the way. Vibrant Roseburn Terrace is lined with a charming selection of local shops and services, including an express supermarket and a choice of traditional pubs, cafes, and restaurants. More extensive shopping facilities are available at nearby Craighleith Retail Park, or indeed in the city centre. Residents enjoy an array of sport and fitness activities right on their doorstep, including the Murrayfield Lawn Tennis Club, several gyms and sport clubs, and, of course, Murrayfield Stadium is just around the corner. Roseburn is within the catchment area for excellent state schools and is also ideally situated for some of the capital's finest independent schools. Roseburn is exceptionally well connected and served by fantastic public transport links, including a comprehensive bus network and tram services between Edinburgh International Airport (calling at Haymarket station) and the city centre.

Roseburn is also traversed by Route 1 of the National Cycling Network, which connects with various cycle and pedestrian paths across the city and beyond.

DISCLAIMER

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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