

14/3 ROSEBURN MALTINGS
ROSEBURN, EDINBURGH, EH12 5LJ

CURRAN & CO
PROPERTY



14/3 ROSEBURN MALTINGS

ROSEBURN, EDINBURGH, EH12 5LJ

OFFERS OVER £305,000



'Nestled in a quiet position within an exclusive residential development in Roseburn, 14/3 Roseburn Maltings is a well-presented and exceptionally spacious ground floor flat'

- Factored Residential Development
- Spacious Living Room
- Dining Kitchen
- Two Generously Proportioned Bedrooms
- Bathroom & En-suite Shower Room
- Gas Central Heating & Double Glazing
- Allocated Parking Space
- Beautifully Manicured Communal Grounds



Description

Nestled in a quiet position within an exclusive residential development in Roseburn, 14/3 Roseburn Maltings is a well-presented and exceptionally spacious two bedroom ground floor flat.

Entered through the well-maintained communal foyer via a secure door entry system, the accommodation comprises: entrance hall with three storage cupboards off; living room with a sizeable bay window overlooking the manicured grounds and double doors opening to the dining area; well-equipped kitchen with fitted units, integrated wall-mounted oven, gas hob and extractor

hood, washing machine and dishwasher; double bedroom 1 with built-in wardrobes and en-suite shower room with fitted storage; double bedroom 2 with built-in wardrobes; and generously proportioned bathroom with fitted storage. Further benefits of this property include gas central heating and double glazing throughout.

Externally there are beautifully manicured communal grounds which include a child's playpark and two secure bike stores for resident's use. There is one allocated parking space and unrestricted on street parking.

Extras

Extras to be included in the sale are all carpets and floorcoverings, curtains and blinds, and kitchen appliances. Items of furniture are available by separate negotiation.

EPC Rating

The energy efficiency rating for this property is band C.

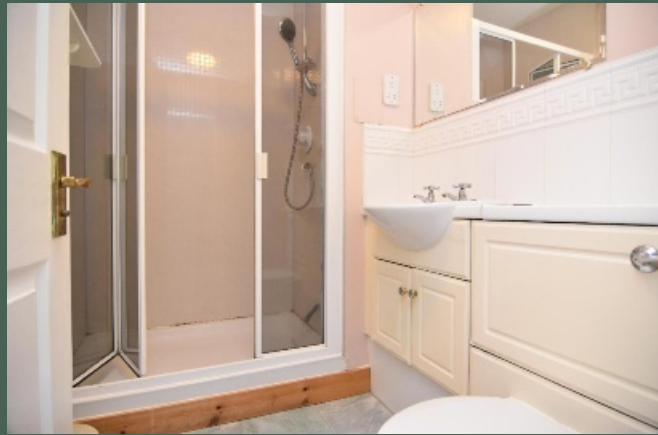
Council Tax

This property is subject to council tax band E.

Viewing

Viewing is by appointment. Please contact our office to arrange.





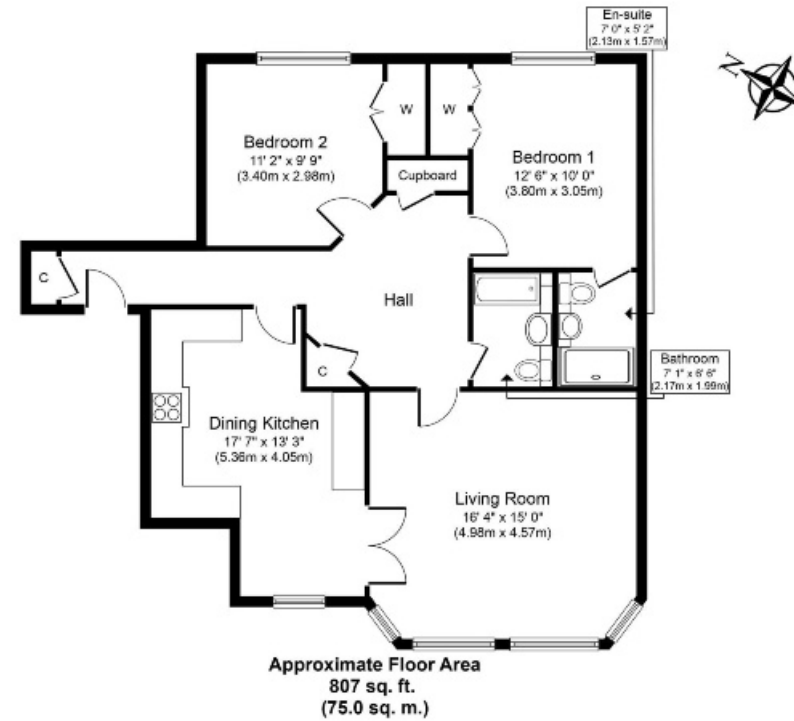
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Disclaimer

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of a contract.
All measurements are approximate and are generally taken from the widest point.