

12/3 RUSSELL GARDENS  
ROSEBURN, EDINBURGH, EH12 5PG

CURRAN & CO  
PROPERTY





# 12/3 RUSSELL GARDENS

ROSEBURN, EDINBURGH, EH12 5PG

OFFERS OVER £315,000



'12/3 Russell Gardens is a beautifully presented, bright and exceptionally spacious ground floor flat which forms part of an exclusive residential development situated in popular Roseburn'

- Factored Residential Development
- Spacious Living Room
- Modern Dining Kitchen
- Three Bedrooms
- Bathroom & En-suite Shower Room
- Gas Central Heating & Double Glazing
- Private Residents Parking & Manicured Grounds
- Move-in Condition Throughout



### Description

12/3 Russell Gardens is a beautifully presented, bright and exceptionally spacious three bedroom ground floor flat. Forming part of an exclusive residential development built by Cala, the property is well placed to take advantage of Roseburn's wide arrange of amenities and transport links into the nearby city centre.

Entered through the well-maintained communal foyer via a secure door entry system, the accommodation comprises: welcoming entrance hall with two storage cupboards; expansive living room with ample space for an addition dining area; modern, well-equipped dining kitchen with base and wall-

mounted units fitted with under-unit lighting, integrated dishwasher, electric double oven, stainless steel gas hob and extractor hood; principal bedroom with built in wardrobes and contemporary en-suite shower room; double bedroom two with built-in wardrobes; single bedroom three which would make an ideal home office space; and family-sized bathroom.

Further benefits of this property include gas central heating, double glazing and fresh and neutral décor throughout. Externally there is private residents parking via a permit system managed by the development factors, and manicured communal grounds.

### Extras

Extras to be included in the sale are all carpets and floorcoverings, curtains and blinds, and integrated kitchen appliances. Other items 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.







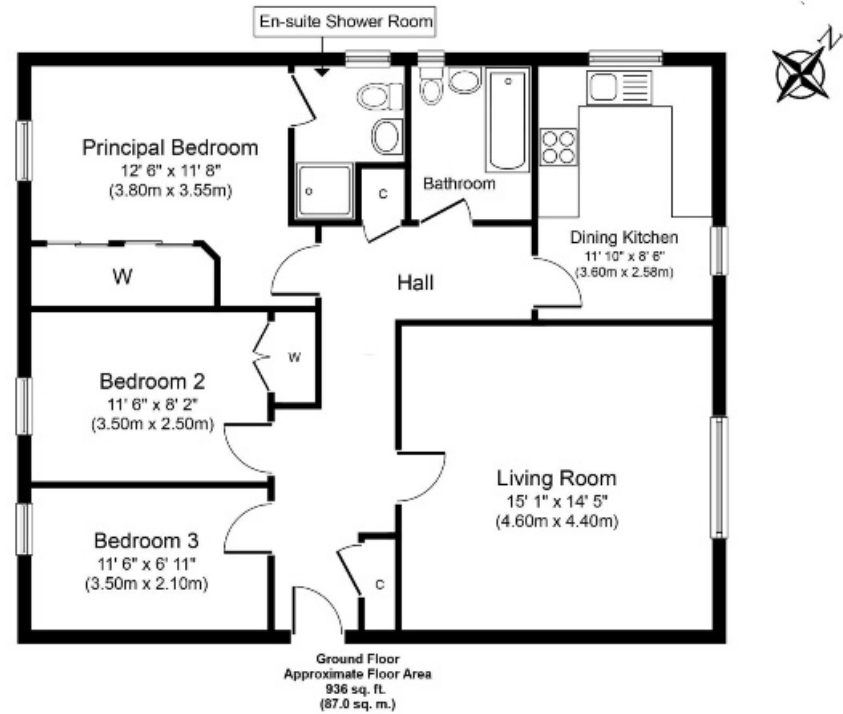
# CURRAN & CO PROPERTY

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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.