



6/27 Roseburn Drive  
Edinburgh

EH12 6NS

Fixed Price £145,000

**Caesar & Howie**  
*Solicitors & Estate Agents*





## 6/27 Roseburn Drive

Edinburgh EH12 5NS

This a bright and spacious 1st floor apartment, part of a highly sought after retirement development and which enjoys an excellent corner position with out-looks front and rear. Further benefits include a house manager, residents lounge, 24hr care line alarm, bookable guest suite, basement storage section, attractive communal garden and residents car park. The location has easy access to local shops and amenities, public transport, Haymarket Station, Water Of Leith and recreational areas. Immediate/flexible entry available. Chain free.

- **Secure entry/lift to all floors**
- **Bright/spacious lounge**
- **Fitted kitchen**
- **Double bedroom (wardrobes)**
- **Bathroom with shower over bath**
- **Electric heating & DG**
- **Age requirements Min 60 (single person) or 55 & 60 (if couple).**
- **Factoring by James Gibb approx. £129.00 per month**
- **Council Tax Band D**
- **Residents parking & gardens**

Viewings: Strictly by appointment through Caesar & Howie on 01506 435306 or email enquiries [prop@caesar-howie.co.uk](mailto:prop@caesar-howie.co.uk)

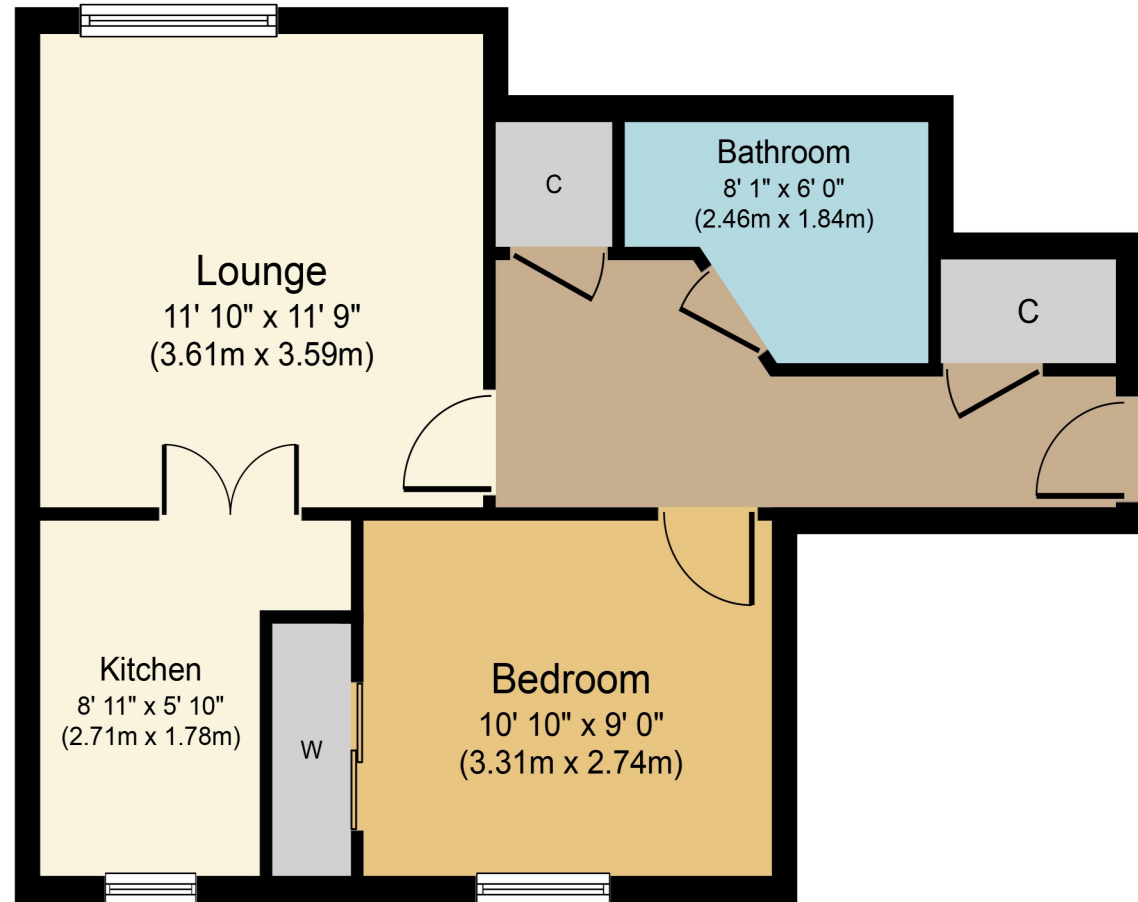




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First Floor

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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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