

**FLAT 41 MURRAYFIELD VIEW
28 ROSEBURN PLACE
EDINBURGH
EH12 5NX**



STEWART WATT & CO.
RESIDENTIAL PROPERTY



A well presented, first floor flat forming part of a sought after retirement development in Roseburn. The property enjoys a spacious living area, plus access to beautifully maintained garden grounds, private residents' parking and access to a wide range of local amenities.

VIEWING BY APPOINTMENT ONLY CALL 0131 337 9692

OFFERS OVER £140,000

- Highly desirable location
- Shared security entry.
- Large double bedroom
- Fully equipped kitchen
- Residents' parking
- Stairs & lift to all levels
- 24-hour alarm system
- Management staff
- Double glazed windows
- Electric heating





Forming part of a sought-after retirement development with lift access to all floors, this one-bedroom, first-floor flat enjoys spacious, neutral interiors throughout. It offers access to various communal areas for socializing, beautiful garden grounds, and private residents' parking. Additional benefits include a 24-hour care-line alarm system with pull cords in each room, a residents' suite for visitors, a shared laundry room on the ground floor and house manager. The development is currently factored by James Gibb, their fee covers the maintenance of all the communal areas, the house manager and Careline system. The minimum age limit for residents is 60 years of age.

Entrance hall:

The entrance hall includes an entry phone handset and a large walk-in cupboard that houses the water tank and electrics, and provides easy access to all rooms.

Lounge:

A bright and spacious room featuring an electric fireplace, access to the kitchen and French windows leading to a Juliet balcony. There is also ample space for a dining table and chairs.

Kitchen:

The fully fitted kitchen features wall and base units, an integrated hob, oven, and extractor hood, a washing machine, a fridge/freezer, ample work surfaces with tiled splashbacks, and a stainless steel sink with drainer.

Bedroom:

A well-proportioned double bedroom with a large built-in mirrored wardrobe.

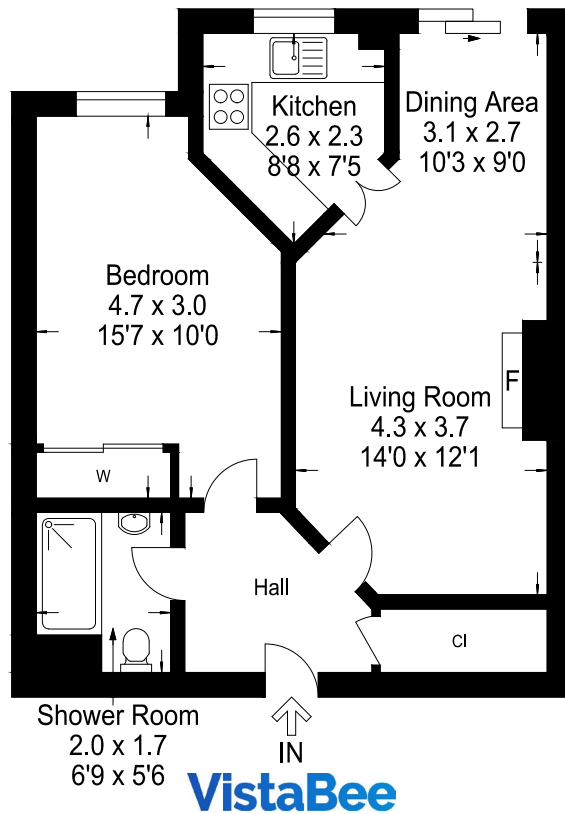
Shower Room:

The shower room includes a modern three-piece suite comprising a wash hand basin, WC, and electric shower, along with under-sink storage.

External:

The development is set in beautifully maintained shared garden grounds and offers off-street parking in a private resident's car park.

Lying to the west of Edinburgh's City Centre, Roseburn is a popular location within the Coltbridge and Wester Coates conservation area. Situated on the banks of The Water of Leith, the property is in easy reach of picturesque riverside walks which pass the historic Dean Village and lead into Haymarket and the cosmopolitan West End. Daily shopping needs are met on Roseburn Terrace which includes a Tesco Express, chemist, dentist, opticians, and other retailers such as the Roseburn Café, and Vigo Delicatessen. A Sainsbury's supermarket is located five minutes away at the Craighleith Retail Park which also houses a Marks and Spencer. Regular bus services from Roseburn Gardens take you quickly into Haymarket, the West End, and the rest of the City Centre where you can enjoy an abundance of dining, retail, and leisure amenities. There are tram stops at Murrayfield Stadium to take you to Edinburgh International Airport, city centre and as far as Newhaven. The City Bypass and motorway network are also easily accessed.



This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)
VistaBee 2024



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Home Report Value: £145,000

Council Tax Band: D

EPC Band:

Extras: All fitted floor coverings, light fittings and white goods shall be included in the sale.