



6/51 Roseburn Drive
Edinburgh EH12 5NS
Fixed Price £155,000

Caesar & Howie
Solicitors & Estate Agents



26/51 Roseburn Drive

EH12 5NS

This a bright and spacious 4th floor apartment, part of a highly sought after retirement development and which enjoys an excellent position with south facing views from Juliet balcony. The property is in walk-in condition with many extras if desired. 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.

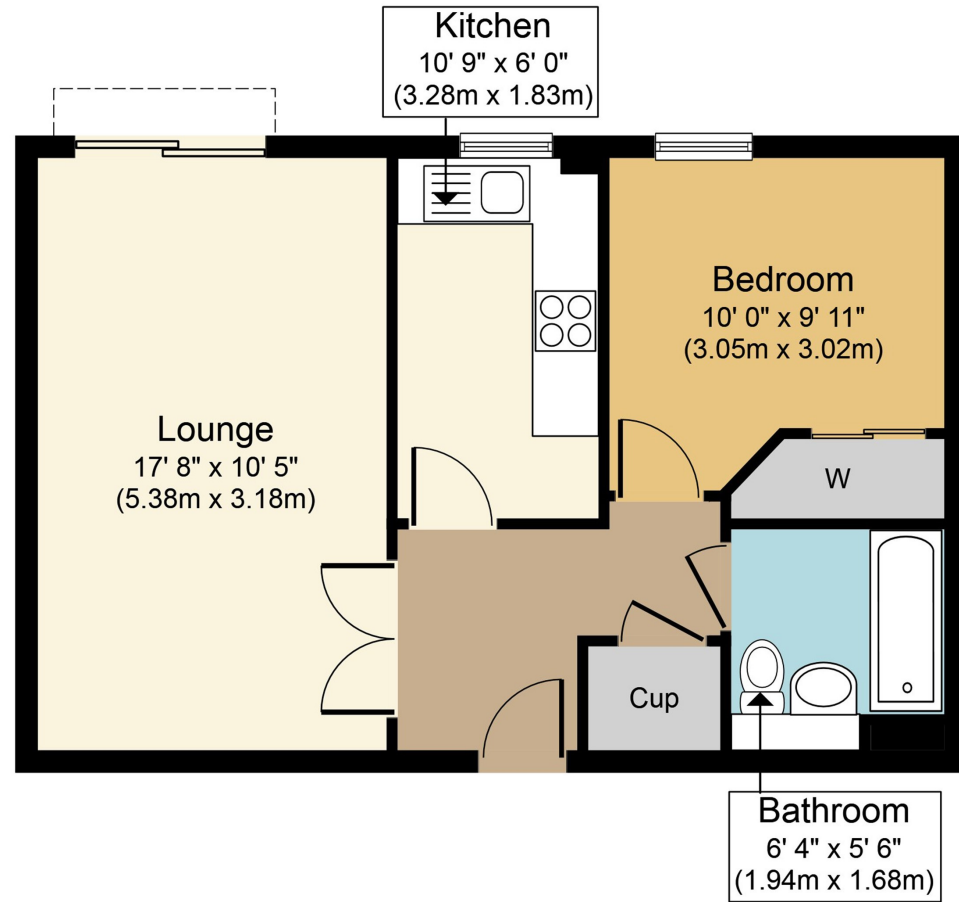
- **Secure entry/lift to all floors**
- **Hall/storage**
- **Bright/spacious lounge (Juliet balcony)**
- **Fully fitted kitchen**
- **Double bedroom (wardrobes)**
- **Bathroom with shower over bath**
- **Electric heating & DG**
- **Age requirements Min 60 (single person) or 55 & 60 (if couple).**
- **Factoring 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 kma@caesar-howie.co.uk



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Fourth 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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