



2



1

28/57 Roseburn Place

Roseburn, Edinburgh, EH12 5NX



JOHNSON LEGAL
SOLICITORS



Property Summary

Part of a McCarthy and Stone development in sought-after Roseburn, this two-bedroom fifth-floor retirement flat is a beautiful residence for those aged 60 years and over. The property offers bright and airy rooms, which are lightly decorated throughout. It also provides a quality kitchen and shower room, and fantastic built-in storage to maintain a tidy home. Furthermore, the development provides a communal laundry room, a guest's suite, a house manager, and a 24-hour Careline alarm system for added peace of mind.

Extras: all fitted floor coverings, light fittings, and integrated and freestanding kitchen appliances to be included in the sale.

Features

- Well-presented fifth-floor retirement flat
- Part of a popular retirement development
- Desirable location in sought-after Roseburn
- A range of useful on-site facilities
- Elevated views to Murrayfield Stadium
- Secure entrance and lift service to all floors
- Entrance hall with two built-in cupboards
- Spacious, dual-aspect living/dining room
- Modern, well-appointed kitchen
- Two double bedrooms with built-in wardrobes
- Quality three-piece shower room
- Well-maintained communal gardens
- Private residents' parking
- Electric heating and double glazing
- EPC - D



Floorplan



1 Lynedoch Place, Edinburgh, EH3 7PX | www.johnsonlegaledinburgh.co.uk | david@johnsonlegal.co.uk | 0131 622 9222

These particulars, whilst carefully prepared, are not warranted as accurate and do not form part of any contract of sale.

All measurements are approximate and are not warranted.

No warranties are given by the seller or the selling agents as regards (a) the state of repair of the property, (b) whether or not the property is affected by any Statutory or other Notice or Planning Proposals, (c) whether or not Building Warrant and other necessary Consents have been obtained for alterations or additions which may have been carried out to the property, (d) whether or not any replacement windows which may have been fitted comply with Building Regulations and whether or not any Guarantees exist for any Specialist treatment works which may have been carried out at the property. Any purchaser shall require to carry out his own investigations in respect of such matters, interested parties should have their own Solicitors note interest with ourselves in order that they might be advised of any closing date which may be set for offers. The sellers do not bind themselves to accept the highest or any offer which may be received for the property.



JOHNSON LEGAL
SOLICITORS