

28/67 ROSEBURN PLACE

MURRAYFIELD VIEW, ROSEBURN, EDINBURGH, EH12 5NX

CURRAN & CO  
PROPERTY



28/67 ROSEBURN PLACE  
MURRAYFIELD VIEW, ROSEBURN, EDINBURGH, EH12  
5NX

OFFERS OVER £157,500



'28/67 Roseburn Place is an immaculately presented top floor flat which boasts panoramic views of Murrayfield Stadium and The Pentland Hills from every window'

- Exclusive Retirement Development
- Expansive Living / Dining Room
- Modern Fitted Kitchen
- Sizeable Double Bedroom
- Updated Shower Room
- Panoramic Views
- Excellent On-site Facilities
- Residents Carpark



#### Description

Forming part of McCarthy & Stone's exclusive 'Murrayfield View' retirement development, 28/67 Roseburn Place is an immaculately presented top floor flat which boasts panoramic views of Murrayfield Stadium and The Pentland Hills from every window. Situated within popular Roseburn, the property is within short walking distance of local amenities, Roseburn Park and transport links providing regular access to the city centre and surrounding areas.

Entered through the well-maintained communal foyer via a secure door entry system and lift access, the accommodation comprises: entrance hall with walk-in sized storage cupboard and access hatch to attic storage space; expansive living / dining room with feature electric fireplace with stone mantle; modern kitchen with base and wall-mounted units with under-unit

lighting, tiled splashback, integrated Bosch oven and ceramic hob, glass and stainless steel extractor hood, integrated fridge/freezer and freestanding AEG washer dryer; generously-proportioned double bedroom with built-in wardrobes; and updated shower room with walk-in glass shower enclosure, fitted storage and chrome heated towel-rail. There is an electric heating system and double glazing throughout.

Externally there are beautifully manicured communal grounds with outdoor seating, and a residents carpark which is permitted and managed through the factor.

#### Extras

Extras to be included in the sale are all carpets and floor coverings, curtains and blinds, integrated kitchen appliances and the freestanding washer dryer.

#### The Development

The development boasts a range of on-site facilities including an in-house manager, pull-cord alarm system, residents lounge with kitchenette and bookable guest suite. James Gibb manage the development for an approximate monthly fee of £150 (including communal buildings insurance). Prospective residents are required to be at least 60 years of age and must undergo a suitability assessment.

#### EPC Rating

The energy efficiency rating of this property is band C.

#### Council Tax

This property is subject to council tax band D.







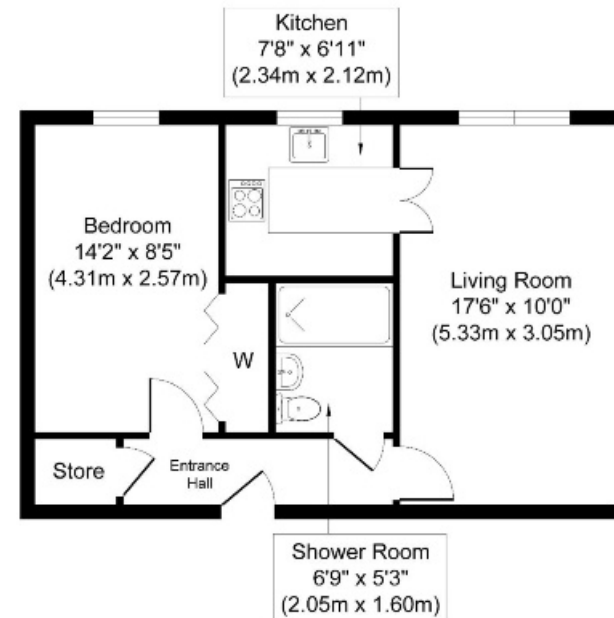
# CURRAN & CO PROPERTY

33 Roseburn Terrace  
Edinburgh  
EH12 5NQ

T 0131 259 9177

E [info@curranandcoproperty.co.uk](mailto:info@curranandcoproperty.co.uk)

W [www.curranandcoproperty.co.uk](http://www.curranandcoproperty.co.uk)



**Approximate Floor Area**  
**468 sq. ft**  
**(43.49 sq. m)**

## 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.