

19/22 ROSEBURN MALTINGS
ROSEBURN, MURRAYFIELD, EDINBURGH, EH12 5LL

CURRAN & CO
PROPERTY



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OFFERS OVER £315,000



'19/22 Roseburn Maltings is a spacious top floor apartment, boasting spacious accommodation throughout, an allocated parking space and panoramic views of Corstorphine Hill and Murrayfield Stadium'

- Top Floor Position with Stunning Views
- Living Room with Private Balcony
- Well-equipped Dining Kitchen
- Two Double Bedrooms
- Bathroom & En-suite Shower Room
- Gas Central Heating & Double Glazing
- Allocated Parking Space
- Manicured Communal Grounds



Description

Occupying an enviable top floor position and enjoying stunning views and a private balcony, 19/22 Roseburn Maltings is an exceptionally bright and spacious apartment. Forming part of an exclusive factored development in popular Roseburn, the property is well-placed to take advantage of excellent local amenities and regular transport links into the nearby city centre and surrounding areas.

Entered through a well-maintained communal stair with secure door entry system and lift access, the accommodation comprises: entrance hall with four storage cupboards; generously proportioned living room with electric fireplace and access to the private

balcony, from which the panoramic views of Corstorphine Hill and Murrayfield Stadium can be enjoyed; well-equipped dining kitchen with fitted units and integrated electric oven, stainless steel gas hob, extractor hood, fridge/freezer, dishwasher and recently updated washing machine; double bedroom 1 with en-suite shower room and fitted wardrobes; double bedroom 2 with fitted wardrobes; and family-sized bathroom. Further benefits of this property include gas central heating and double glazing.

The property has one allocated parking space, with ample unallocated spaces available within the development for visitors. There are beautifully manicured communal grounds, a children's playpark and a communal bike store.

Extras

Extras to be included in the sale are all curtains and blinds, and integrated kitchen appliances.

Note

Some images used in marketing this property have been virtually staged. It should be noted that this property is empty.

EPC Rating

The energy efficiency rating for this property is band C.

Council Tax

This property is subject to council tax band E.





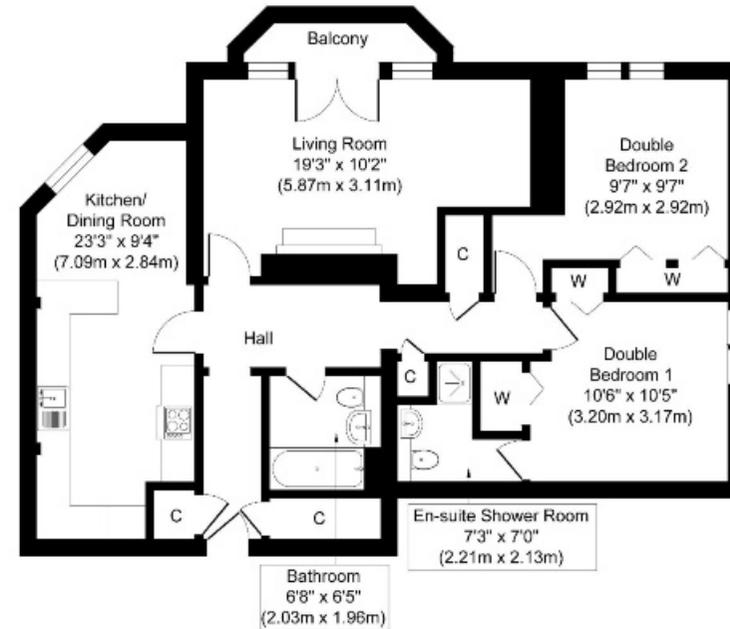
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Fifth Top Floor
Approximate Floor Area
926 sq. ft
(86.00 sq. m)

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.