

21/7 RUSSELL GARDENS
ROSEBURN, EDINBURGH, EH12 5PP

CURRAN & CO
PROPERTY



21/7 RUSSELL GARDENS ROSEBURN, EDINBURGH, EH12 5PP

OFFERS OVER £325,000



'Originally built by Cala Homes, 21/7 Russell Gardens is one of the largest apartments within the development and is situated within highly desirable Roseburn'

- Expansive Top Floor Flat
- Exclusive Residential Development
- Dual Aspect Living / Dining Room
- Three Double Bedrooms, All with Storage
- Bathroom & En-suite Shower Room
- Gas Central Heating & Double Glazing
- Extensive Attic Storage
- Private Resident's Carpark with Two Permits



Description

21/7 Russell Gardens is a beautifully maintained top-floor apartment set within an exclusive residential development in the highly desirable Roseburn. Originally built by Cala Homes, the property is one of the largest apartments within the development, boasting three double bedrooms and an extensive attic storage space.

Accessed via a secure entry system through the well-kept communal stairwell, the bright and airy accommodation comprises: a welcoming entrance hall with two built-in storage cupboards and access to the attic space; a bright and spacious dual-aspect living room with ample space for a dining area; a stylish breakfasting kitchen equipped with an integrated gas hob, electric oven,

extractor hood, fridge/freezer, dishwasher, washing machine, and an elevated breakfast bar for casual dining.

The principal bedroom features two deep mirrored wardrobes and a contemporary en-suite shower room with a vanity unit. Two further double bedrooms offer excellent storage, one with fitted wardrobes and the other with a built-in cupboard. The main bathroom is finished with a shower over the bath and a fitted vanity unit for added convenience.

Additional highlights include gas central heating (powered by a Worcester combi boiler), double glazing, wood flooring throughout the hallway, living room, and kitchen, and quality finishes throughout.

Externally, residents enjoy access to

beautifully landscaped communal grounds and private residents' parking.

Extras

Included in the sale are all floor coverings, curtains, blinds, and integrated kitchen appliances.

EPC Rating

The energy efficiency rating for this property is band C.

Council Tax

This property is subject to council tax band F.

Viewing

Viewing is by appointment. Please contact us to arrange.





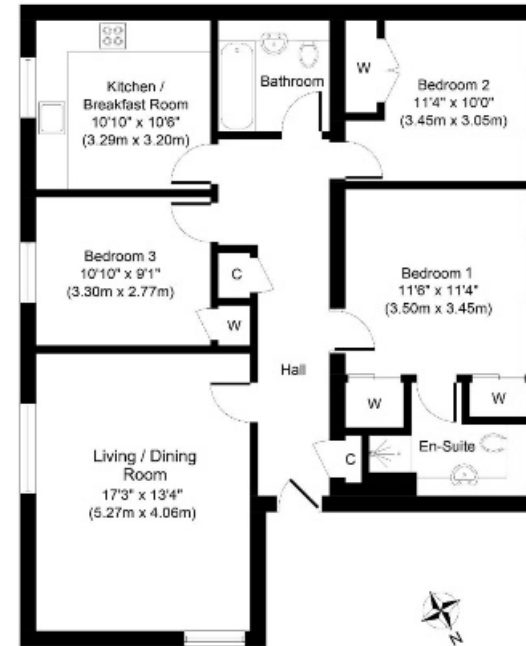
CURRAN & CO PROPERTY

33 Roseburn Terrace
Edinburgh
EH12 5NQ

T 0131 259 9177

E info@curranandcoproperty.co.uk

W www.curranandcoproperty.co.uk



Third Floor (Top Floor)
Approximate Floor Area
988 Sq. ft.
(91.78 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.