

19/14 ROSEBURN MALTINGS

ROSEBURN, EDINBURGH, EH12 5LL

CURRAN & CO
PROPERTY



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FIXED PRICE £365,000



- Exclusive Residential Development
- Spacious Living / Dining Room
- Well-equipped Breakfasting Kitchen
- Three Double Bedrooms, One with En-suite
- Family-sized Bathroom
- Recently Replaced Gas Boiler & Double Glazing
- Beautiful Views of Pentland Hills
- Allocated Parking Space & Visitor Parking



Description

19/14 Roseburn Maltings is a beautifully presented and exceptionally bright three bedroom third floor flat, which boasts pleasant views as far as the Pentland Hills. Occupying a quiet corner of an exclusive factored development, this family-sized property is ideally positioned to take advantage of Roseburn's excellent amenities and transport links into the nearby city centre.

Entered through a well-maintained communal stair with secure door entry system and lift access, the accommodation comprises: entrance hall with three storage cupboards off; easterly facing living / dining room with a corner bay window showcasing the panoramic outlook; modern, well-equipped kitchen with integrated electric

oven, stainless steel gas hob, extractor hood, fridge/freezer and space for a compact dining area; double bedroom one with dressing room area and a contemporary en-suite shower room; two further double bedrooms and a sizeable bathroom with a shower over the bath and fitted storage.

Further benefits of this property include gas central heating via a gas boiler updated in 2024, double glazing, fresh and neutral décor throughout and shutter blinds in the easterly facing rooms.

This property has one allocated parking space, with ample unallocated spaces available within the development. There are manicured communal grounds and a secure bike store.

Extras

Extras to be included in the sale are all carpets and floorcoverings, curtains and 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.

Note

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





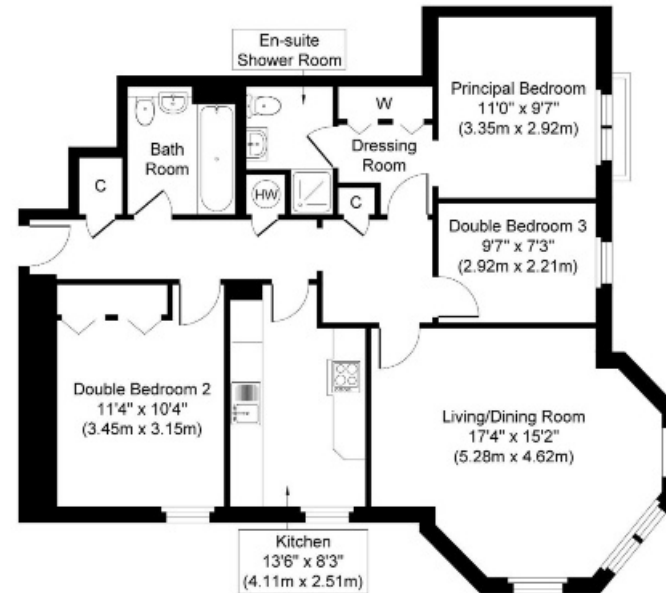
CURRAN & CO PROPERTY

33 Roseburn Terrace
Edinburgh
EH12 5NQ

T 0131 259 9177

E info@curranandcoproperty.co.uk

W www.curranandcoproperty.co.uk



Approximate Floor Area
927 sq. ft
(86.12 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.