





## Garage

Blair Cadell are delighted to present a unique opportunity to acquire a rarely available garage which forms part of an exclusive residential development in popular Roseburn. The spacious garage benefits from a ceiling light, secure locking door, and a power socket.

The garage is within easy walking distance of Murrayfield Stadium, Haymarket Railway Station and the West End. Regular bus and tram services provide access into the city centre and Edinburgh International Airport.

- Rarely available
- Secure
- Ideal location with excellent transport links
- Valuation £45,000

### Dimensions

Length : 5.57m (inside measurement with door closed)

Width : 2.41m (width of door opening is 2.13m)

Height : 2.01m (inside height with door open is approx 1.82m)

### Tenure: Freehold

An annual service charge is payable to the property factors which covers the supply of electricity. The charge for the year 2023 - 2024 was £102.61

**Viewing by appointment 0131 337 1800**



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