



Solicitors & Estate Agents











Offers Over

£145,000

28/50 Roseburn Place

Roseburn | Edinburgh | EH12 5NX

An excellent opportunity has arisen to purchase this fourth floor retirement flat, which forms part of an established development by McCarthy & Stone. Situated on the banks of the Water of Leith in the sought after district of Roseburn, the property offers well proportioned accommodation surrounded by mature, well tended communal gardens.

-  1 bedroom
-  1 public room
-  1 shower room
-  Communal gardens
-  Residents parking
-  Lift
-  EPC rating – C
-  Council tax band – D



Description

In brief the accommodation comprises; entrance hall with secure entryphone system and deep storage cupboard, lounge/dining room with electric fire and full length window overlooking the Water of Leith, fitted kitchen with a range of wall and base units with co-ordinated worktops and tiled splashbacks, bedroom with built in wardrobe, and a shower room with a white suite, walk in shower cubicle and heated towel rail.

The property further benefits from electric heating and double glazing.

This impressive development also has a house manager, 24 hour Careline alarm service, communal lounge, kitchen and laundry room, and a guest suite. Please note residents require to be 60 plus years of age.



Extras

All fixtures and fittings throughout will be included in the sale along with the electric oven and fridge/freezer.

Gardens & Parking

The development is surrounded by well maintained landscaped communal gardens with a seating area, and there is residents parking.

Factoring

The common areas in and around the development are factored by James Gibb at a cost of approximately £144.00 per month and this includes buildings insurance.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

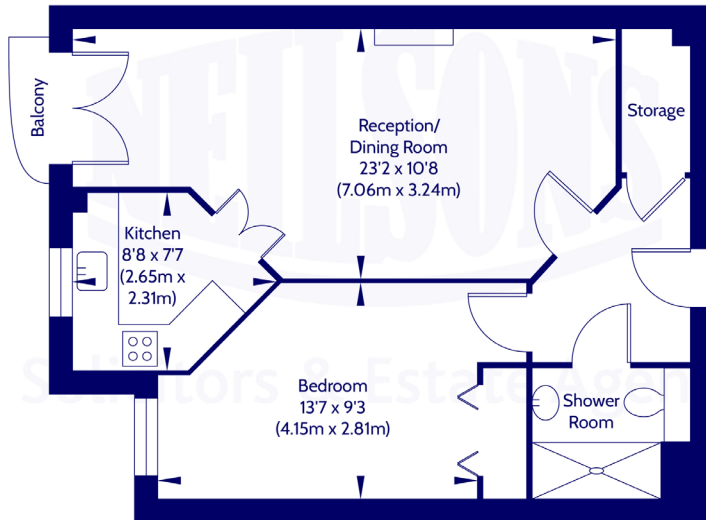
Roseburn is a charming district situated to the west of Edinburgh's City Centre and offers an excellent range of local shops, cafes and restaurants throughout the area, including a Tesco Express and a Sainsbury's supermarket slightly further afield in neighbouring Murrayfield. The West End, Princes Street and George Street are only a short walk away offering all the facilities of the City Centre. There are excellent transport links with frequent bus services, nearby Haymarket train station, Murrayfield tram stop, cycle paths to Cramond/ Forth Road Bridge and the City Centre West-East Link cycle route. Leisure facilities include the open spaces of Roseburn Park, Murrayfield Stadium and Edinburgh Zoo, with the stunning Water of Leith walkway providing pleasant walks and linking with the fashionable Stockbridge area of the city.





Approx. Gross Internal Floor Area 47.1 Sq M / 507 Sq Ft.

Fourth Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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