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# 22-2 Roseburn Maltings,

Edinburgh, EH12 5LL





Welcome to

# 22-2 Roseburn Maltings

This well maintained, superbly presented two-bedroom ground floor apartment is situated in a small quiet block of this development in the highly sought after Roseburn area of Edinburgh. Locally Roseburn has a wide variety of shops, restaurants and bars and a Tesco Express just a short walk away. The central location also offers easy access to the city and the Water of Leith Walkway. The apartment is offered to the market in excellent order throughout and the accommodation comprises a welcoming entrance hallway, a dual aspect bay windowed living/dining room and modern kitchen that is fitted with a good selection of solid wood base and wall mounted units, complimented with ample worktop surfaces incorporating an integrated oven hob, hood and fridge freezer. The principal bedroom provides a tranquil retreat and comes complete with a contemporary en-suite shower room and built-in wardrobes. A further double bedroom with good storage and main bathroom completes the accommodation. The apartment also benefits from gas central heating, double glazing, communal garden grounds, a secure entry system and residents parking facilities. This property will appeal to a variety on buyers and viewing is therefore highly recommended to fully appreciate the size, standard and quality of accommodation on offer.



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“A modern kitchen that is fitted with a good selection of solid wood base and wall mounted units, complimented with ample worktop surfaces incorporating an integrated oven hob, hood and fridge freezer.”



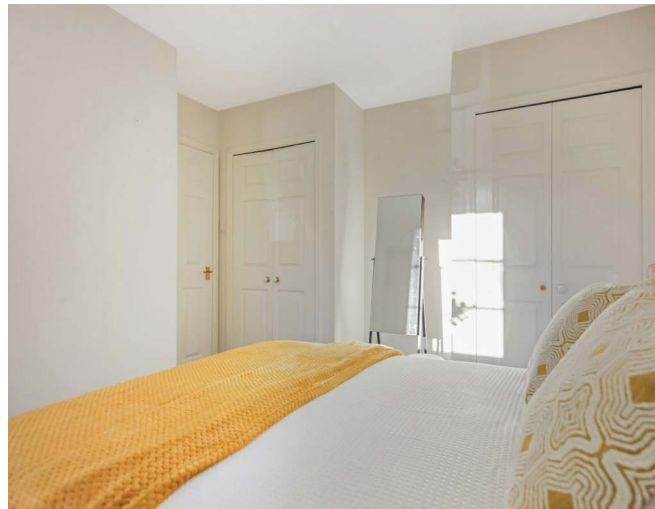






## General Features

- Entrance hallway
- Living/dining room
- Kitchen
- 2 Bedrooms
- 2 Bathrooms
- Gas central heating
- Double glazing
- Secure entry system
- Good storage facilities
- Communal garden grounds
- Residents parking
- EPC rating - C
- Council Tax Band – E
- Tenure - Freehold



## Factoring

The development is managed by Hacking and Patterson, Verdant – North Reception  
2 Redheughs Rigg, South Gyle, Edinburgh, EH12 9DQ. A monthly fee of approximately £99.85 is payable and this includes to upkeep of the communal areas and includes buildings insurance. Extras  
All fitted floor coverings and integrated appliances in the kitchen along with the free-standing washing machine.

## Extras

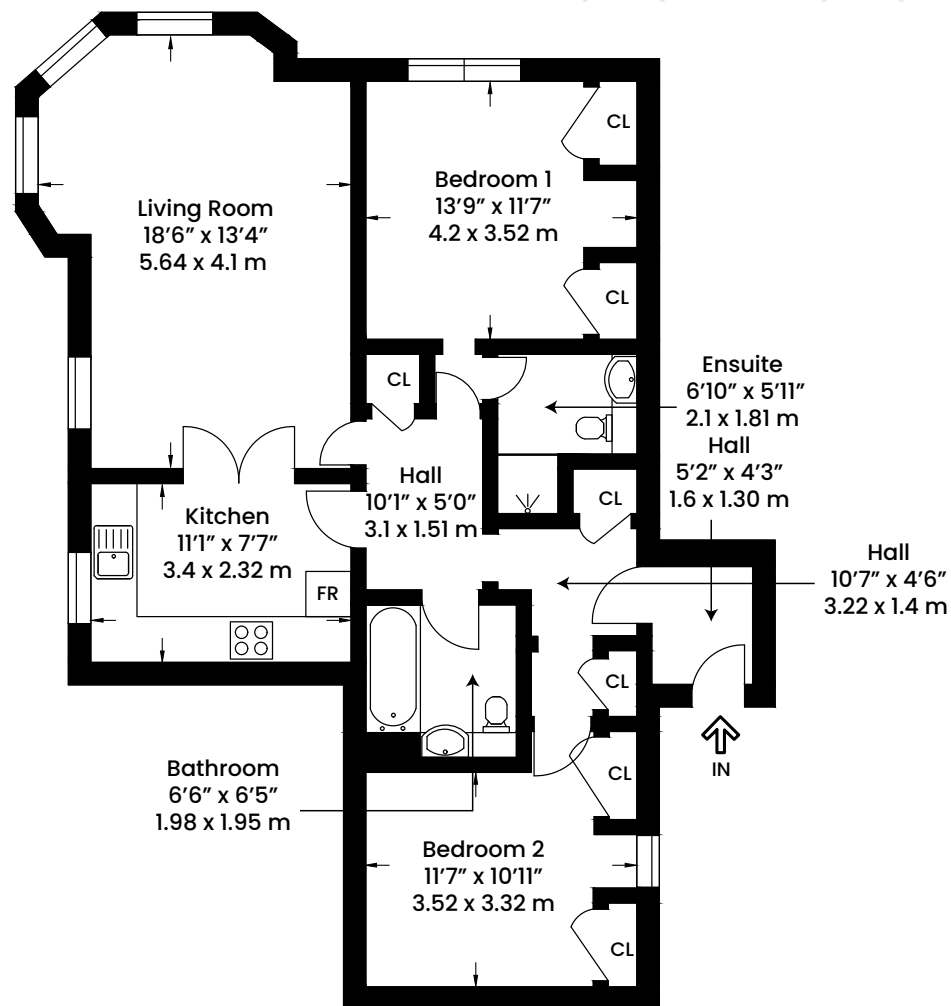
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# Location

Roseburn Maltings is a modern development located off Russell Road in the heart of Roseburn. The area is very vibrant with several restaurants, cafes, bars and interesting shops. There is also a Tesco Express just a minute walk from the property. The West End is also a short distance and is ideal for those working or commuting from the city centre. Major access roads and Haymarket Railway Station allow for ease of travel out with the city along with the tram service running to Edinburgh. Murrayfield Stadium is nearby along with Roseburn Park and there is also easy access to the Water of Leith Walkway. The property will soon be complimented by the nearby development of Haymarket by Qmile group which will include hotels, leisure restaurants and retail bringing a new vibrancy to the area. Highly acclaimed schooling is available at both state and private level and include Roseburn Primary, Craigmount High, St George's School for Girls, Mary Erksine Stewart Melville, Fettes College and Edinburgh Academy.





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This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)  
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