



Bright and spacious

One-bedroom, fourth floor, retirement flat



This bright, one-bedroom, fourth floor, retirement flat is situated in the popular Roseburn area of Edinburgh, close to the city's West End, with its excellent selection of shops, cafes, Roseburn Park and transport links, including Haymarket train station. This development is available to those 60 years and over (second resident can be 55 years). There is a House Manager available from 8.30am to 1.30pm Monday to Friday. The accommodation is bright and spacious, with generous storage and has a good-sized dining/lounge, with lovely leafy views across Edinburgh. The kitchen has a good range of fitted units, appliances, toning worktops and a lovely outlook. There is a double bedroom, which has a fitted wardrobe, lovely views and a shower room, with a shower cabinet, vanity unit, heated towel rail and vinyl flooring. The resident's lounge is welcoming and is situated on the ground floor and there is also an activities room in the lower ground floor, which can be used for family visits. There are well kept communal grounds, with a seating area, pretty borders and residents parking to the rear.



Key Features

- Communal entrance and lift
- Hall, with good storage
- Dining lounge
- Kitchen
- Double bedroom
- Shower room
- Loft storage
- Storage heating and double glazing
- Private store in basement (1m by 2m)
- Guest accommodation - charge per night
- House manager
- Activities room
- Residents parking

Factored by Trinity Factors - approx. £962 six monthly; includes building insurance, House Manager, emergency pull cords, lift maintenance and maintenance of common areas



Roseburn

Roseburn is situated to the West of Edinburgh's City Centre and offers an excellent range of local shops including a Tesco Direct with a Sainsbury's supermarket only slightly further afield. Haymarket Train Station, the West End and Princes Street are only a short walk or bus/tram journey away offering all the facilities of the City Centre with the trams and buses also linking directly with Edinburgh International Airport. The City of Edinburgh Bypass linking the main Scottish motorway network is also close at hand, providing an ideal base for the commuter. Nearby leisure facilities include the open spaces of Roseburn Park, Murrayfield Sports Stadium, Murrayfield Ice Rink and Edinburgh Zoo with the Water of Leith walkway providing pleasant walks and linking with the fashionable Stockbridge district of the city.



Extras

All fitted carpets, floor coverings, curtains, light fittings, double oven, hob, fridge freezer, washing machine are included in the sale (no warranties given).

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

D

Home Report Valuation

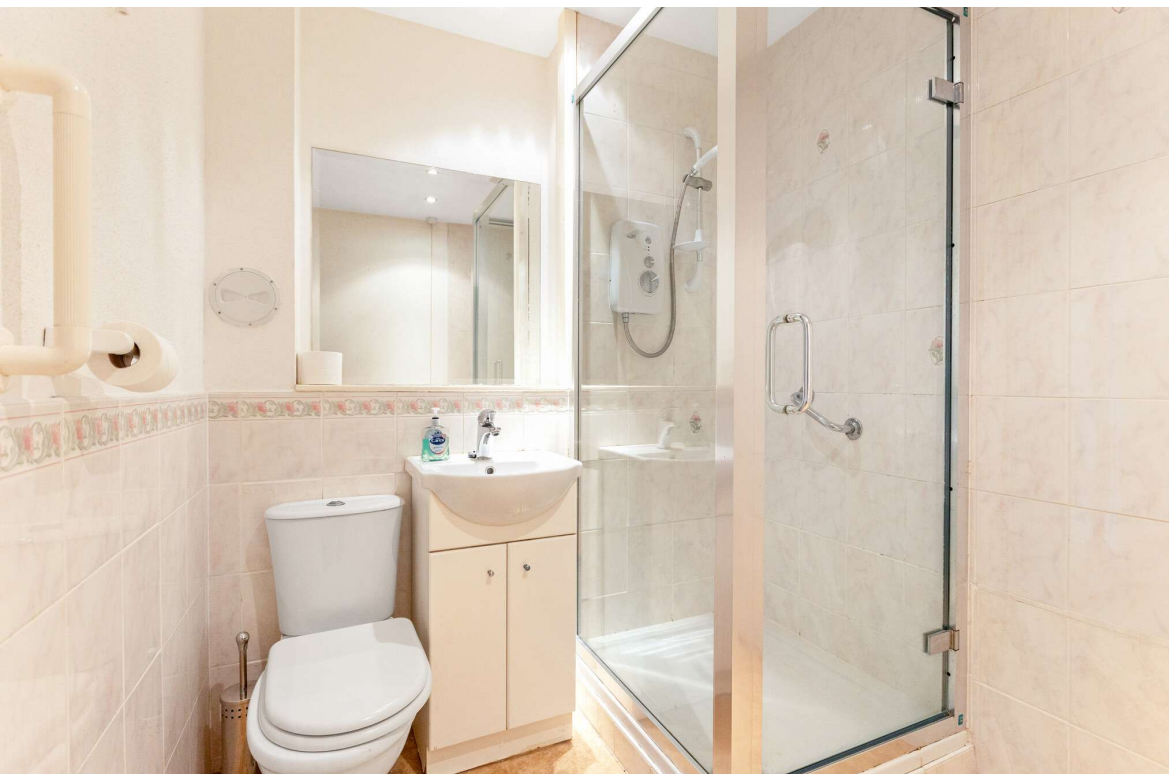
£160,000

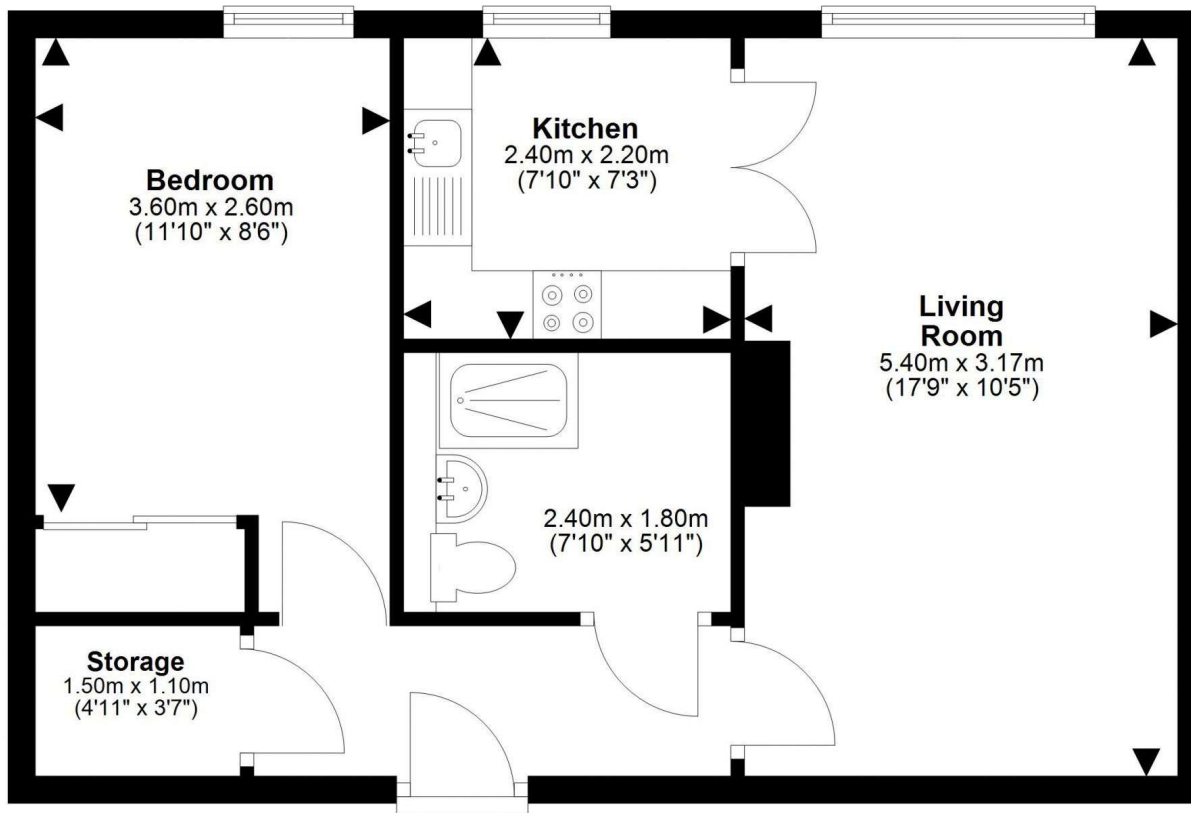
EPC Rating

C

Tenure

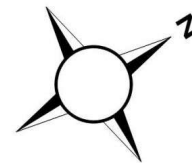
Freehold





Total area: approx. 45.0 sq. metres (483.9 sq. feet)

This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.



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