



6/44 Roseburn Drive  
Roseburn, EDINBURGH, EH12 5NS





# 6/44

## Roseburn Drive

Bright and spacious one bedroom, third floor flat, set within a retirement development in the popular Roseburn area.

- Welcoming entrance hall with storage cupboard
- Bright and spacious living room with Juliet balcony
- Fully fitted kitchen
- Double bedroom with built-in mirrored wardrobes
- Bathroom with walk in shower
- Electric storage heating
- House Manager and Careline alarm system

Fixed Price: £160,000

EPC Rating: D

Council Tax: D

Tenure: Freehold

Forming part of a retirement development exclusively for the over-60s (second resident can be 55 years), Roseburn House offers excellent facilities including house manager, a Careline alarm system, guest facilities, a communal lounge, shared gardens and private residents' parking.

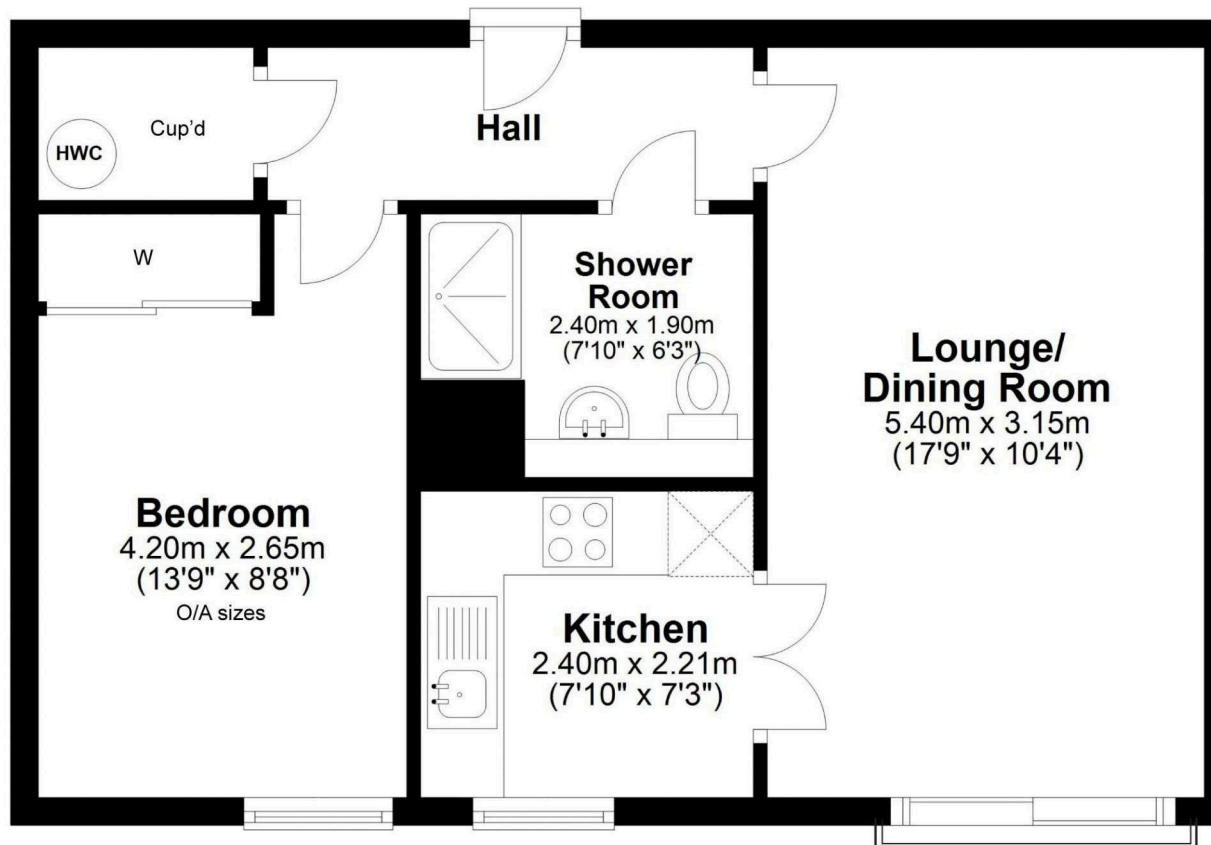
This third floor flat offers a welcoming hallway with storage cupboard, spacious living/dining room with Juliet balcony, kitchen with a range of base and wall units, double bedroom with built-in mirrored wardrobes and a shower room. The property further benefits from electric storage heaters. Externally there are well kept communal grounds with a seating area, pretty borders and lawns with residents' parking to the rear. In addition, there is a storage area located in the basement.

Extras: all fitted floor coverings and carpets, blinds and curtains, light fittings, hob, extractor hood, double oven, fridge freezer and washing machine will be included in the sale.

Factor: The development is factored by Trinity Factors at a rate of approx £129 pcm inclusive of buildings insurance, House Manager, Careline service, lift maintenance and all common areas.



The Roseburn area is situated within a 5 minute drive of the city centre and offers residents a wide range of local amenities including convenience stores, restaurants/bars, larger shopping facilities can be found at Craighleith Retail Park. For the sports enthusiast there are golf courses at both Ravelston and Murrayfield, tennis courts and access to walks along the Water of Leith. For rugby followers the renowned Murrayfield Stadium is within walking distance. The area is well placed for ease of access to the City Bypass, Edinburgh International Airport and all central Scotland's motorway links. There are numerous regular bus services which operate to and from the city centre and a tram stop adjacent to Murrayfield Stadium.



**Third Floor**



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