



6/17 Roseburn Drive

Roseburn, Edinburgh, EH12 5NS



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1st floor one bed flat within a retirement exclusively for the over-60s with an open outlook over Roseburn Park.

- Entrance hall with storage cupboard
- Bright and spacious sitting room
- Fitted kitchen
- Double bedroom with built in wardrobes
- Bathroom with 3-piece suite
- Open outlook towards Roseburn Park
- Residents lounge
- Communal gardens with seating area
- Residents parking
- Electric heating & double glazing



Offers Over: £145,000

EPC Rating: C

Council Tax: D

Tenure: Freehold

Further information can be found in the home report.

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About the Property

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, lift access to floors, shared gardens and private residents' parking. Located on the first floor this flat offers bright and well proportioned accommodation to the rear of the building enjoying an open outlook towards Roseburn Park. Externally there are well kept communal gardens and residents' parking to the rear.

Management

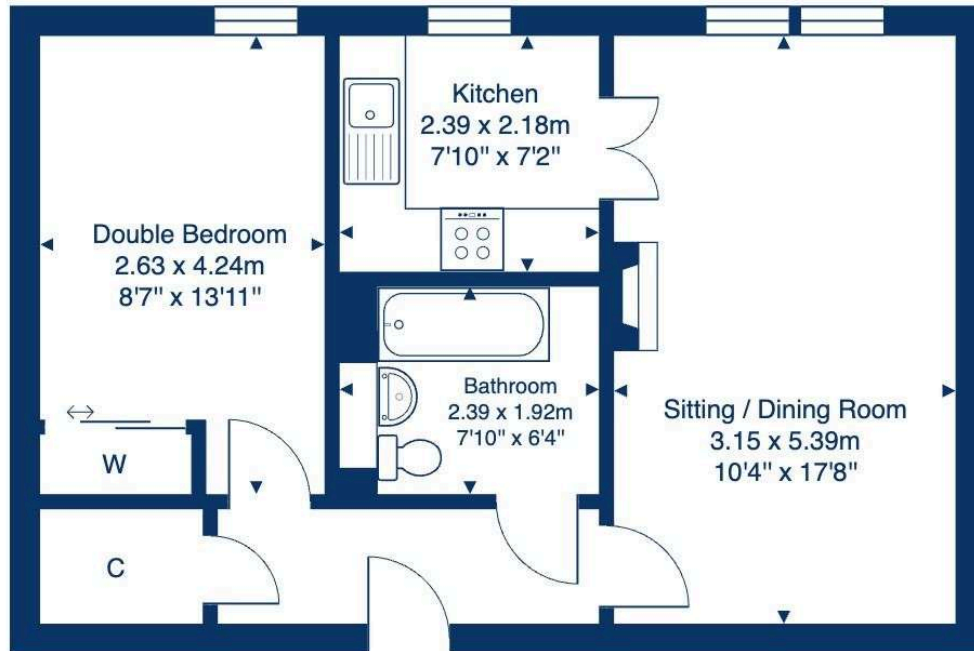
The development is factored by Trinity Factors at a rate of approx £158pcm inclusive of buildings insurance, House Manager, Careline service, lift maintenance and all common areas.

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.



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First Floor

Total Area: 46.0 m² ... 495 ft²

All measurements are approximate and for display purposes only.



Location

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.





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Registered Office: 8 Sibbald Walk, Edinburgh, EH8 8FT

 **0131 622 2626**

 **property@vmh.co.uk**

 **vmh.co.uk**

 **DX: 552210, Edinburgh 68**

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Although every attempt has been taken to ensure accuracy, the details within the brochure are not guaranteed or warranted and will not form part of any future contract to buy.