



3/12 Roseburn Maltings  
ROSEBURN | EDINBURGH | EH12 5LY

  
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Well-presented, two bedroom top-floor flat with private allocated parking forming part of a desirable modern development in sought-after Roseburn. Conveniently located within easy walking distance of Haymarket train station and Edinburgh's fashionable West End this bright and spacious flat offers comfortable and well-planned accommodation on one level and will appeal to a single professional, couple or small family. The appealing living room with Juliet balcony boasts delightful views and the breakfasting kitchen is accessed from both the kitchen and hallway, is fitted with floor and wall units with integrated appliances. The master bedroom features built-in storage and a useful adjoining en-suite shower room with vanity sink and mains shower, and there is a further double bedroom and bathroom with mains shower over bath. The property further benefits from gas central heating, double-glazing and a large floored attic. Externally there is private allocated parking and well maintained factored communal gardens with a secure bike store.

- Well-presented top-floor flat in desirable modern development
- Welcoming hallway with storage and security entry phone
- Spacious living room with Juliet balcony boasting views towards Murrayfield and Pentlands
- Well-equipped breakfasting kitchen with ample room for dining table
- Master bedroom with en-suite shower room and built-in storage
- Second double bedroom with built-in storage
- Contemporary three-piece family bathroom with mains shower over bath
- Gas central heating and double glazing
- Private allocated parking space and on street parking
- Floored attic space, ideal for additional storage
- Bike store

EPC Rating C.

Extras include all blinds, curtains, integrated fridge and freezer, washing machine, oven and hob.

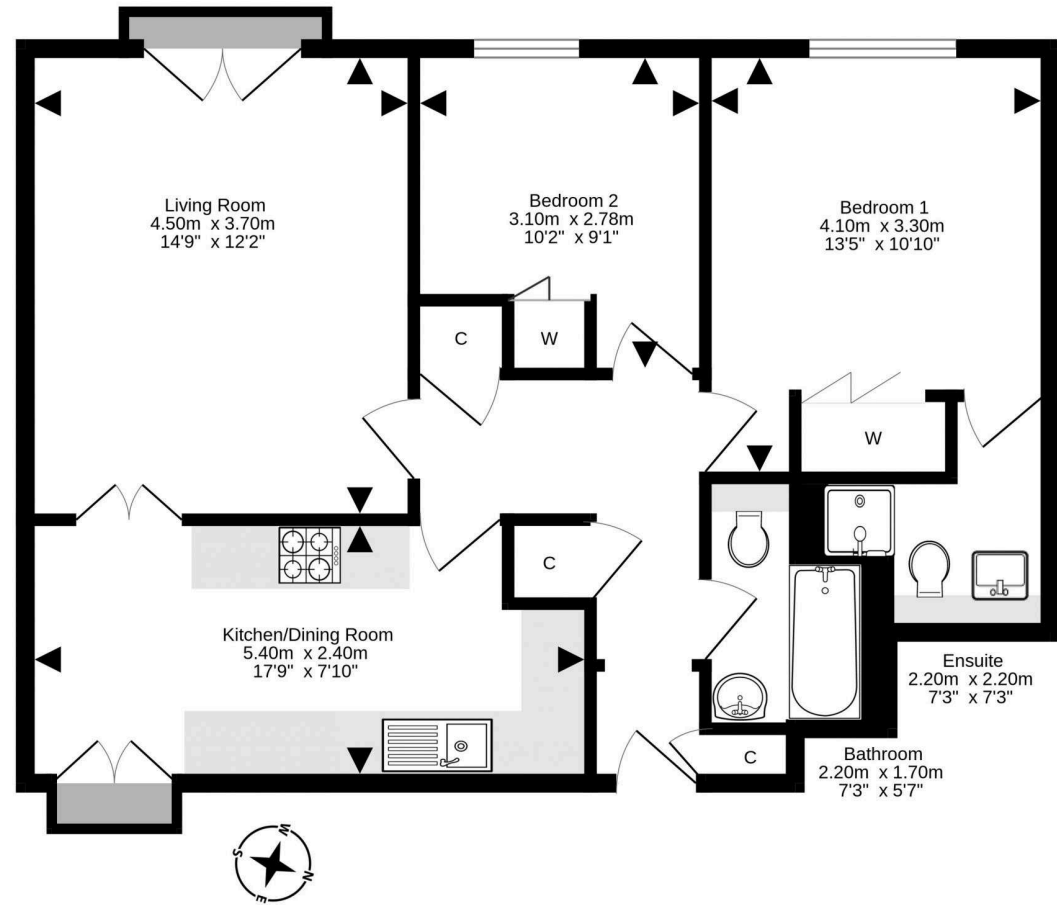
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The subjects are located in the popular Roseburn area of Edinburgh, which lies to the west of the city centre. The property is beautifully positioned to take advantage of an excellent range of shopping outlets in the vicinity, mainly small specialist shops serving the local community. There is a Tesco Express on nearby Roseburn Terrace and a large Sainsbury Supermarket at Westfield Road. An alternative choice is available at Corstorphine Village and the Gyle Shopping Centre, with Hermiston Gait just a little further afield.. Heading in an easterly direction, the city centre itself can be easily accessed. Leisurewise the choice is excellent and includes established clubs and organisations, Edinburgh Zoo, Murrayfield Ice Rink and Rugby Stadium and scenic walks alongside the Water of Leith. Schooling is well represented from nursery to senior level. Nearby bus and trams services operate to other parts of the city and surrounding areas, whilst Haymarket Railway Station is only a short journey away. Travelling westwards by car on the A8 allows link-ups to the city bypass and main motorway networks.







For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. Made with Metropix ©2023

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