



5/3 Russell Gardens, Edinburgh, EH12 5PG

Description

Bright and generously proportioned three bedroom first floor flat situated in an exclusive modern development close to the City Centre. It is close to a tram stop and within walking distance of Haymarket Station, making it an ideal spot for commuting. The property is well presented throughout and is in good condition. It benefits from a private garage within the development as well as a residents' car park and well-tended landscaped communal gardens.

The accommodation comprises:

- Welcoming entrance hall with storage cupboard
- Generous sitting / dining room with electric fire with wooden surround and secondary glazing, which improves the sound proofing and warmth of the room.
- Spacious master bedroom with built-in mirrored wardrobes and en-suite shower room, which is partially tiled and has fitted furniture with an inset wash basin and WC
- Two further good sized double bedrooms with built-in wardrobes
- Family bathroom with partially tiled walls, bath and wash basin
- Fitted kitchen range of wall and base mounted units, laminate worktops and appliances including gas hob, electric oven, washing machine, fridge freezer and dishwasher

Extras

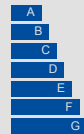
The fixed floor coverings, light fittings and kitchen appliances are included in the sale.



VIEWING DETAILS

Please call DMD Law 0131 316 4666 or check online for the up to date price information and viewing arrangements.

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EPC RATING
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Outside and Gardens

There is a single garage with electric up and over door, power and lighting. The private residents' car park has a permit system with one resident permit and a visitor permit. There are also well-maintained communal gardens surrounding the property and a bike and bin store.

Location

Roseburn is located just over a mile west of Edinburgh City Centre. The area offers a wide range of shopping facilities, with a Tesco Metro on Russell Road and Sainsbury's Supermarket at Westfield Road as well as local shops on Roseburn Terrace. It is conveniently located for the vast number of bars, restaurants, cultural activities and shopping facilities of the city centre. There is good public transport available locally including a regular bus service to the City Centre and a railway station nearby at Haymarket. The property is well placed for the Edinburgh Business Park, the Gyle and Gogarburn RBS. It is now also conveniently placed to benefit from the tram service with a stop within a short walk.

Factoring

The property is factored by James Gibb. The current quarterly charge is approximately £275 on average. It varies depending on the work that has been done. This includes building insurance, cleaning and maintenance of the shared areas and garden maintenance.

Council tax

It is our understanding that this property is subject to Council Tax Band F, however, please check with the local authority.



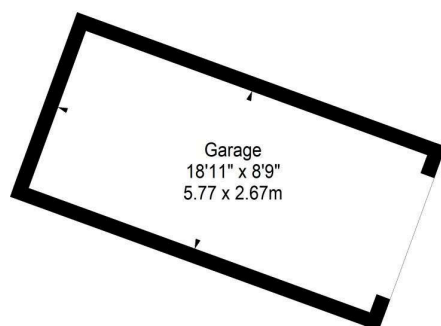




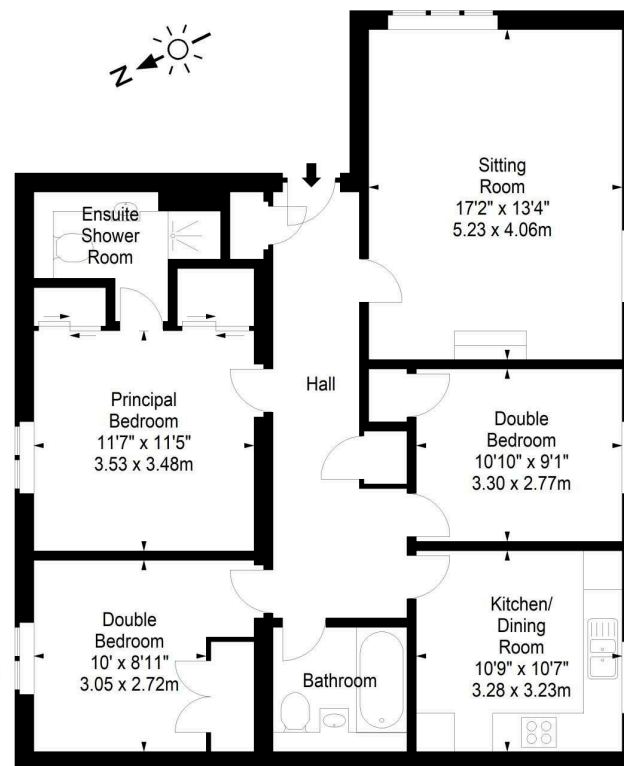
**Russell Gardens,
Edinburgh, EH12 5PG**



Approx. Gross Internal Area
1014 Sq Ft - 94.20 Sq M
Garage
Approx. Gross Internal Area
166 Sq Ft - 15.42 Sq M
For identification only. Not to scale.
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Ground Floor



First Floor

DMD | SOLICITORS &
ESTATE AGENTS

Offers can be submitted in writing, fax or email:

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