



Malcolm Jack
& Matheson

1 1/2 RUSSELL GARDENS
ROSEBURN, EDINBURGH, EH12 5PG



OFFERS OVER
£260,000

**IMPRESSIVE GROUND FLOOR FLAT IN
WALK IN CONDITION WITHIN MODERN
DEVELOPMENT. IDEAL LOCATION FOR
LOCAL AMENITIES AND TRANSPORT LINKS.
RESIDENTS' PARKING.**

**HALL
LOUNGE
KITCHEN
TWO DOUBLE BEDROOMS
SHOWER ROOM
GCH & DG**

**ATTRACTIVE COMMUNAL GROUNDS
RESIDENTS' PARKING
EPC C**



SITUATION

The property is located in the popular Roseburn area of Edinburgh, lying approximately 1-2 miles to the west of the City Centre. There is a selection of convenient local shops to meet day to day needs nearby, including a Tesco Express with further amenities available in the neighbouring district of Corstorphine and at The Gyle Shopping Centre, which houses a fantastic range of restaurants and high street shops. There is a frequent bus and tram service to the City Centre and surrounding areas and the City Bypass is also easily accessible providing links to central Scotland's main motorway network. Leisure activities in the area include Edinburgh

Zoo, Murrayfield Stadium and Ice Rink and the beautiful Water of Leith Walkway. A fantastic park and playground can be found next to Murrayfield. There is also an existing dedicated cycle path and an upcoming cycle link connecting West to East in Edinburgh

PROPERTY

This impressive ground-floor flat is ideally situated within an established modern development, close to a wide range of excellent amenities, transport links, and a tram stop. The property will appeal to first-time buyers, professionals, and investors.

Accessed via a well-maintained communal entrance and stairwell, the accommodation includes a secure entry system, hall, lounge, kitchen, two double bedrooms, and a shower room. The property has been well maintained by the current owner, offering walk-in accommodation, and benefits from gas central heating, double glazing, and excellent storage facilities.

The well-maintained communal grounds surround the property, and there is ample residents' parking available.



ACCOMMODATION

HALL 6.09m x 1.18m 20' x 3'10"

Two built in storage cupboards. Additional cupboard housing the boiler. Entry phone handset. Carpet.

LOUNGE / DINER 4.16m x 3.82m (13'8" x 12'6")

Bright and spacious lounge with window to the front with a pleasant outlook. Two radiators. Laminate flooring.

KITCHEN 2.58m x 2.43m (8'6" x 8')

Fully fitted modern kitchen with ample wall and base units. Integrated sink and drainer, gas hob, oven, cooker hood, fridge, freezer and microwave. Free standing washing machine and dishwasher. Vinyl flooring.

BEDROOM ONE 4.67m x 2.81m (15'4" x 9'3")

Large double bedroom with built in double wardrobe. Window to side. Radiator. Carpet.



BEDROOM TWO 2.81m x 2.44m (9'3" x 8')

Spacious double bedroom. Built in single wardrobe. Window to front. Radiator. Carpet.

SHOWER ROOM 2.54m x 2.21m (8'4" x 7'3")

Modern shower room comprising large walk-in shower unit with mixer shower, built in vanity unit with integrated wash hand basin and WC. Chrome heated towel rail. Laminate flooring.

GARDENS AND GROUNDS

The property is situated within beautifully maintained communal grounds. A factoring fee of approx. £80 - £90 per month is payable to James Gibb for the upkeep of the communal areas and buildings insurance.

EXTRAS

All fitted carpets, floor coverings, fixtures and fittings are included in the sale together with the integrated kitchen appliances, the freestanding washing machine and dishwasher.



VIEWING

By appointment. Call Malcolm Jack & Matheson.

ENTRY

Entry by mutual arrangement.

OFFERS

Notes of Interest and Offers on this property should be submitted directly to Malcolm Jack & Matheson by calling 01383 723444 or faxing 01383 730672.

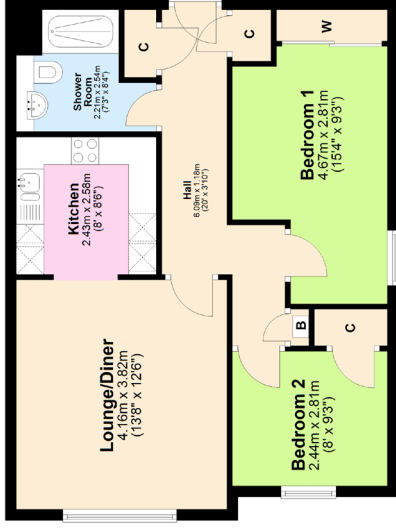
Interested parties are advised to instruct their Solicitor to note interest on this property in order to be advised of any closing dates which may be set. A note of interest holds no contractual obligations for either the purchaser or the seller.

These particulars are believed to be correct, but their accuracy is not guaranteed, and they do not form part of any contract.



Ground Floor

Approx. 59.7 sq. metres (642.4 sq. feet)



Photographs & Floorplan by Mike Dooley Photography 07730 560296

These are approximate dimensions and are not intended to be used for legal purposes. The floor plan is for information only and is not intended to be used for legal purposes.

VALUATION

Thinking of selling? What is your property worth? We shall be delighted to visit your property, without obligation, to provide you with a Pre-Sale Valuation and Fee Estimate and to discuss our marketing policies. Please contact our Property Manager at Malcolm Jack & Matheson on 01383 723 444.

FINANCIAL ADVICE

Need help organising a mortgage or any other financial advice? We can recommend a financial adviser for all your mortgage and financial needs. Please contact 01383 723 444 for further information.

Malcolm Jack & Matheson

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