

COULTERS®



# 19/11 ROSEBURN MALTINGS

ROSEBURN, EDINBURGH, EH12 5LL

2 BED

2 BATH

1 PUBLIC



## TAKE A LOOK INSIDE

Quietly positioned within the leafy Roseburn district, 19/11 Roseburn Maltings is a bright second-floor apartment forming part of an established modern development. Surrounded by communal, landscaped grounds and benefitting from an allocated parking space and lift access, it offers spacious accommodation with tasteful neutral décor, ideal for first-time buyers, professionals, or those looking to downsize in a peaceful yet highly connected location.

Inside, the accommodation comprises: a generously proportioned living room with large bay window; a large fitted kitchen with open plan dining area, two double bedrooms both with built-in wardrobes and one with an en suite shower room; and a bathroom with a white three-piece suite and over-bath shower.

## KEY FEATURES

-  Spacious second floor flat with two bedrooms.
-  Well-looked after development with landscaped grounds.
-  Excellent transport links nearby.
-  EPC Rating - B
-  Lift access.
-  Allocated parking space.
-  Close to the Water of Leith walkway.
-  Council Tax Band - E



The property is fitted with gas central heating and double.

A secure entry system and well-kept communal stair ensure peace of mind and ease of living and an allocated parking space comes with the apartment.

The factors are Hacking and Paterson and the factoring fee is approximately £340 per quarter which includes buildings insurance.

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# THE LOCAL AREA

Roseburn is a highly desirable residential area with a vibrant village feel and a friendly, community atmosphere. Scenic walks and cycleways are within easy reach, including along the Roseburn Path and Water of Leith Walkway which leads to the historic 19th Century Dean Village, the renowned Scottish National Gallery of Modern Art, the prestigious area of Stockbridge and the beautiful expanse of The Royal Botanic Garden.

Roseburn is well-served by public transportation, with regular bus services to the city center and other parts of Edinburgh from nearby Roseburn Terrace. The Meadowbank stadium tram stop and Haymarket railway station are also just a short distance away. Convenient daily shopping is available on Roseburn Terrace which boasts a Tesco Express, a Londis, a pharmacy, dentist, opticians as well as popular bars, cafes and delicatessens.

## EXTRAS

All blinds, curtains, light fittings, fitted flooring and white goods are included in the sale price. Other items may also be available subject to separate negotiation.

**HOME REPORT VALUATION: £325,000**



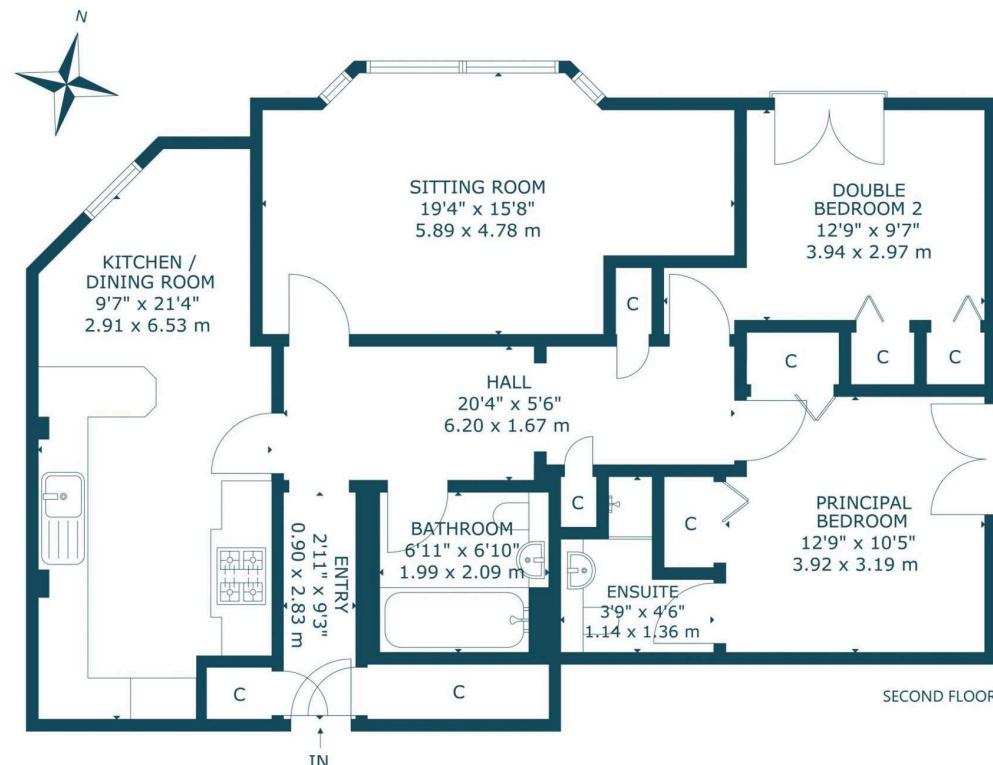
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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 970 SQ FT / 90 SQ M

All measurements and fixtures including doors and windows are  
approximate and should be independently verified.

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## LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.