

11/2 ROSEBURN MALTINGS
ROSEBURN, EDINBURGH, EH12 5LY

CURRAN & CO
PROPERTY



11/2 ROSEBURN MALTINGS

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OFFERS OVER £370,000



'Offered in true move-in condition throughout, the property is well positioned to take advantage of Roseburn's excellent amenities and transport links into the nearby city centre'

- Exclusive Residential Development
- Impressive Bay-Windowed Living / Dining Room
- Modern, Well-Equipped Kitchen
- Three Spacious Bedrooms, One with En-suite
- Contemporary, Family-Sized Bathroom
- Gas Central Heating & Double Glazing
- Allocated Parking Space & Visitor Parking
- Move-in Condition Throughout



Description

11/2 Roseburn Malting is an immaculately presented and exceptionally spacious three-bedroom ground floor apartment, forming part of Roseburn's exclusive Maltings development. Offered in true move-in condition throughout, the property is well positioned to take advantage of Roseburn's excellent amenities and transport links into the nearby city centre.

Entered through the well-maintained communal entrance foyer via a secure door entry system, the accommodation comprises: entrance hall with sizeable storage cupboard; impressive bay-windowed living room with ample space for a dining area; modern kitchen with space for a compact base and wall-

mounted units, ceramic sink, and integrated electric oven, gas hob, extractor hood, fridge/freezer, dishwasher and washer dryer; double bedroom 1 with built-in wardrobes and en-suite shower room with fitted vanity unit storage and walk-in glass shower enclosure; two further spacious bedrooms, both with built-in wardrobes; and family-sized bathroom, which has recently been upgraded and features a roll-top bath with shower above and fitted vanity unit with storage.

Further benefits of this property include gas central heating and double glazing throughout.

Externally, there are manicured communal grounds maintained by the

factor, an allocated parking space with additional visitor spaces within the development, a secure bike store and a playpark.

Extras

Extras to be included in the sale are all carpets and floorcoverings, curtains and blinds, and integrated kitchen appliances.

EPC Rating

The energy efficiency rating for this property is band C.

Council Tax

This property is subject to council tax band F.





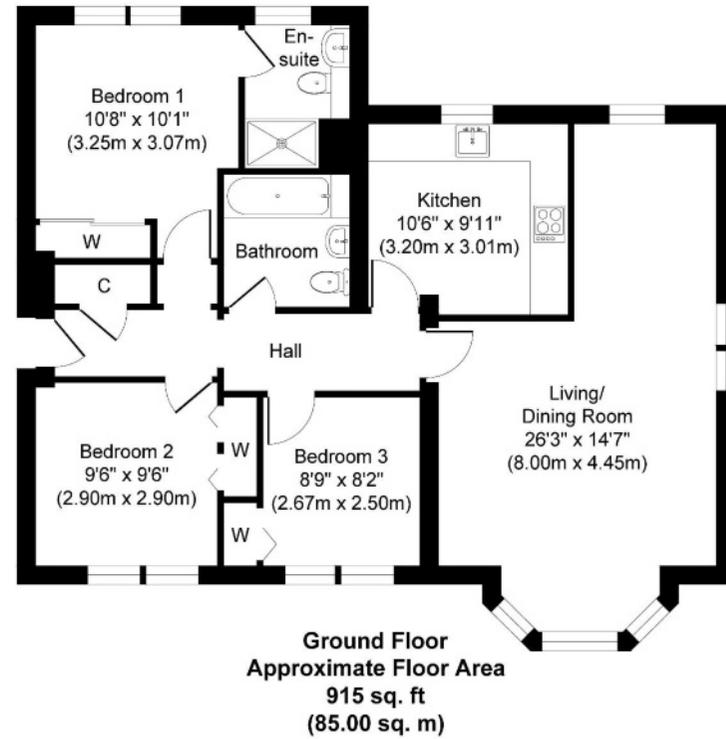
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Disclaimer

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of a contract. All measurements are approximate and are generally taken from the widest point.