



14/13 Roseburn Maltings

Roseburn, Edinburgh, EH12 5LJ



VMH ESTATE AGENTS



Stunning 4th floor apartment with private terrace

- Bright, dual aspect sitting/dining room
- Modern kitchen/breakfast room
- Private terrace
- Principal bedroom with ensuite
- Double bedroom 2 with built in wardrobes
- Family bathroom with 3 piece suite
- Popular & convenient location
- Well maintained factored, shared grounds
- Allocated parking space & visitor parking
- Gas central heating & double glazing

Offers Over:

£330,000



Further information can be found in the home report.

About the Property

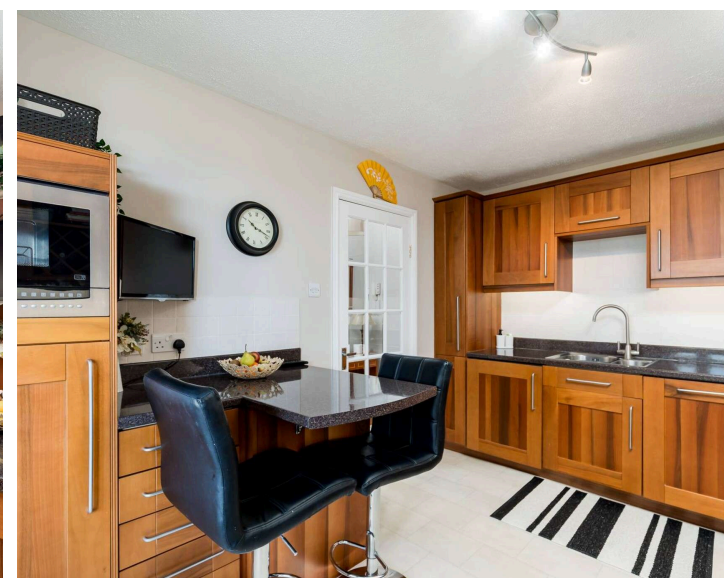
Forming part of a sought-after modern development, this spacious 4th floor apartment with 2 double bedrooms and lift access provides bright and well-proportioned accommodation with the added benefit of a private terrace.

The property further benefits from double glazing and gas central heating. Externally, the property enjoys well maintained, shared gardens.

The property is conveniently located to enjoy many local amenities and is within easy walking distance of Haymarket train station and Edinburgh's West End.

Extras

All fitted floor coverings, blinds, curtains, light fittings, integrated appliances- induction hob, double oven, extractor hood, fridge, freezer dishwasher & washing machine are included in the sale price. No warranties or guarantees will be given in relation to appliances. Some items of furniture are available by separate negotiation.

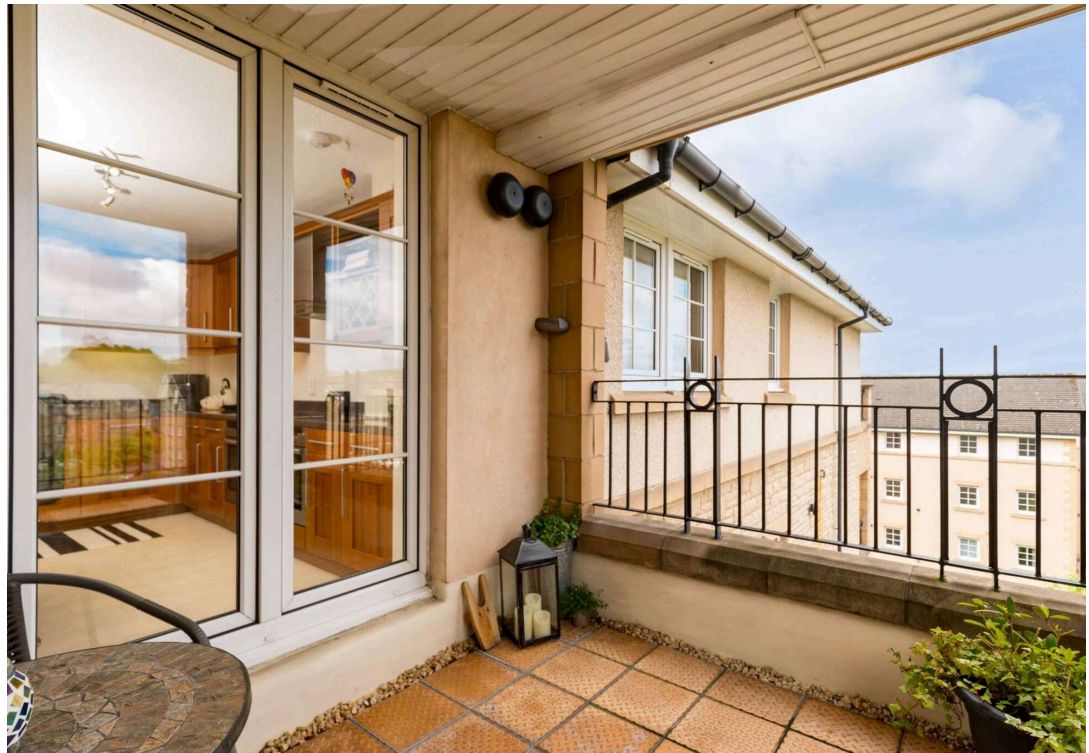


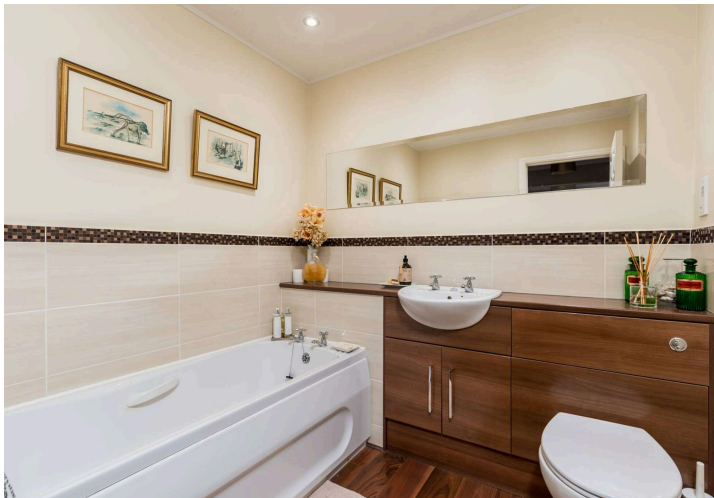


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Exceptional fourth floor apartment boasting a private terrace, situated within a prestigious modern development

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📍 Location

The Roseburn area is situated within a 5 minute drive of the city centre and offers residents a wide range of local amenities including convenience stores, restaurants/bars, larger shopping facilities can be found at Craighleith Retail Park. For the sports enthusiast there are golf courses at both Ravelston and Murrayfield, tennis courts and access to walks along the Water of Leith with the recently extended cycle path providing access to many parts of the city. For rugby followers the renowned Murrayfield Stadium is within walking distance. The area is well placed for ease of access to the City Bypass, Edinburgh International Airport and all central Scotland's motorway links. There are numerous regular bus services which operate to and from the city centre and a tram stop adjacent to Murrayfield Stadium.



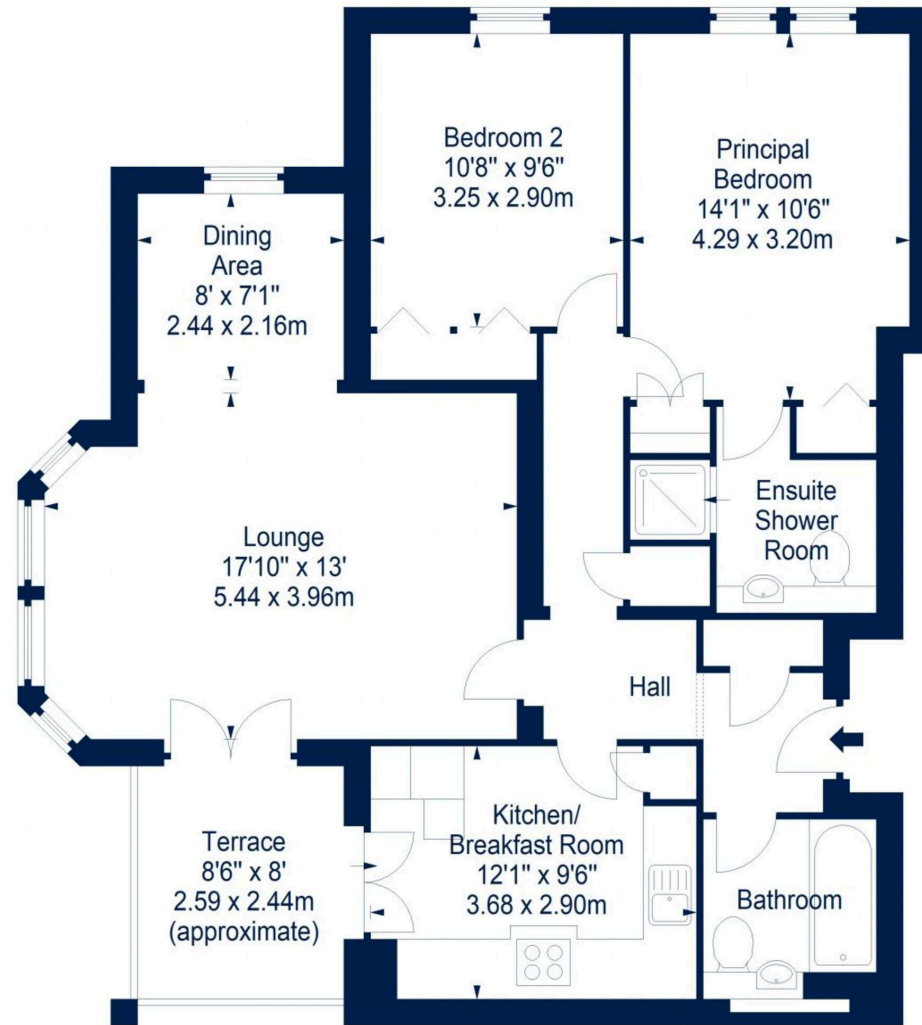
Management

The development is factored and maintained by Hacking & Patterson for a monthly cost of approximately £120.00, which includes block buildings insurance.



Floor Plan

14 Flat 13 Roseburn Maltings, Edinburgh, Midlothian, EH12 5LJ

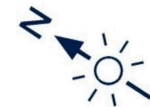


Fourth Floor



Flat - Approx. Gross Internal Area - 906 Sq Ft - 84.17 Sq M

For identification only. Not to scale. © SquareFoot 2026





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More is our middle name.

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The dimensions provided are for illustration purposes only; detailed measurements should be taken personally. No documentation will be exhibited in respect of the compliance or otherwise of replacement windows. Although every attempt has been taken to ensure accuracy, the details within the brochure are not guaranteed or warranted and will not form part of any future contract to buy.