

6/40 ROSEBURN DRIVE

ROSEBURN HOUSE, ROSEBURN, EDINBURGH, EH12 5NS

CURRAN & CO  
PROPERTY





6/40 ROSEBURN DRIVE  
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5NS

FIXED PRICE £135,000



'Situated within popular Roseburn, the property is within short walking distance of local amenities, Roseburn Park and transport links providing regular access to the city centre'

- Exclusive 'Roseburn House' Retirement
- Spacious Second Floor Apartment
- Excellent On-site Facilities
- Bright & Welcoming Living Room
- Well-Equipped Kitchen
- Double Bedroom with Mirrored Wardrobes
- Modern Shower Room
- Manicured Gardens & Private Residents' Parking



#### Description

Forming part of the exclusive 'Roseburn House' retirement development, 6/40 Roseburn Drive is a spacious and well-presented one bedroom second floor flat which enjoys pleasant views of bountiful on-site facilities. Situated within popular Roseburn, the property is within short walking distance of local amenities, Roseburn Park and transport links providing regular access to the city centre and surrounding areas.

Entered through the well-maintained communal foyer via a secure door entry system and lift access, the accommodation comprises: welcoming entrance hall with two sizeable storage cupboards, one of which is of walk-in size; spacious living room with pleasant outlook, feature electric fireplace and ample space for a compact dining area; well-equipped fitted kitchen with generous storage, integrated electric oven, microwave, electric hob and extractor hood, and space for a

freestanding fried/freezer and washing machine; double bedroom with fitted mirrored wardrobes and views of Murrayfield Stadium; and tiled shower room with walk-in sized shower enclosure with wall-mounted seat and electric shower. Further benefits of this property include electric storage heating and double glazing.

Externally there are manicured communal gardens with a seating area and private resident's carpark.

#### The Development

The development is managed by Trinity Factors at an approximate monthly fee of £160 (including the communal buildings insurance). On-site facilities include a part time house manager, 24-hour emergency careline system, beautifully presented resident's lounge, bookable guest suite, manicured communal grounds with seating area, and private residents parking available

on a first come first served basis. Residents are required to be aged 60 and above, while in the case of a couple, one must be aged 60 and the other 55 or over. A suitability assessment may be necessary for new residents.

#### Note

Some images used in marketing this property have been virtually staged. It should be noted that this property is empty.

#### Extras

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

#### EPC Rating

The energy efficiency rating of this property is band C.

#### Council Tax

This property is subject to council tax band D.











# CURRAN & CO PROPERTY

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**Second Floor**  
**Approximate Floor Area**  
**474 sq. ft**  
**(44.00 sq. m)**

## 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.