



28/27 Murrayfield View
ROSEBURN | EDINBURGH | EH12 5NX


warners
solicitors & estate agents



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Beautifully presented second floor retirement apartment forming part of the well regarded McCarthy & Stone factored development, close to the City Centre and boasting a Juliet balcony with pleasant views over the Water of Leith and Murrayfield. This lovely development benefits from landscaped garden grounds, residents' permit private car park, communal laundry room, residents' lounge and kitchen facilities, duty manager, 24 hour care line, and lift. The accommodation itself comprises of a welcoming entrance hallway with deep walk-in storage cupboard, generous living room with ample space for relaxing and dining furniture, well appointed contemporary fitted kitchen with a range of gloss white units with granite effect laminate worktop, inset stainless steel sink, and appliances including electric ceramic hob, electric oven and fridge freezer, good sized double bedroom with built-in wardrobes with hanging space and top shelf, modern shower room with easy access shower cubicle and vanity unit. The property further benefits from electric heating and double glazing, and is located close to fantastic public transport and road links.

- Beautifully presented second floor retirement flat
- Living/dining room with doors to Juliet balcony with pleasant views over the Water of Leith and Murrayfield
- Contemporary well equipped fitted kitchen
- Contemporary shower room with easy access shower cubicle
- Electric heating and double glazing
- Communal laundry room
- Residents' lounge
- Landscaped communal gardens
- Residents' permit parking in private car park

Council Tax: C , Energy Rating: B

Factor payable to James Gibb, approx. £150 per month

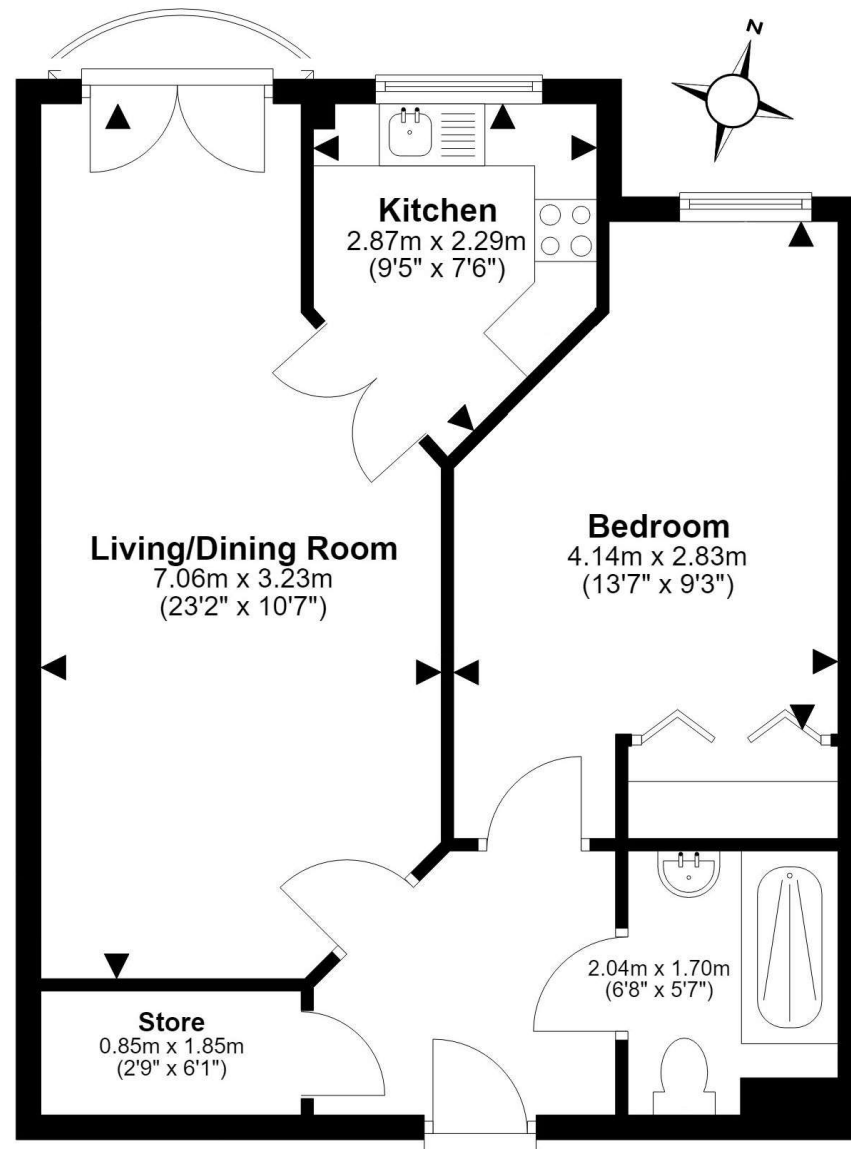
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The subjects are located in the popular Roseburn area of Edinburgh, which lies to the west of the city centre. The property is beautifully positioned to take advantage of an excellent range of shopping outlets in the vicinity, mainly small specialist shops serving the local community. There is a Tesco Express on nearby Roseburn Terrace and a large Sainsbury Supermarket at Westfield Road. An alternative choice is available at Corstorphine Village and the Gyle Shopping Centre, with Hermiston Gait just a little further afield.. Heading in an easterly direction, the city centre itself can be easily accessed. Leisurewise the choice is excellent and includes established clubs and organisations, Edinburgh Zoo, Murrayfield Ice Rink and Rugby Stadium and scenic walks alongside the Water of Leith. Schooling is well represented from nursery to senior level. Nearby bus and trams services operate to other parts of the city and surrounding areas, whilst Haymarket Railway Station is only a short journey away. Travelling westwards by car on the A8 allows link-ups to the city bypass and main motorway networks.

Extras: Fixtures and fittings, blinds, curtains, and all kitchen appliances.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.