



# 28/19 Roseburn Place

Roseburn, EDINBURGH, EH12 5NX



VMH ESTATE AGENTS



## Bright first-floor flat in an exclusive over-60s development with superb amenities and open outlook

- Welcoming hallway with storage
  - Bright & spacious sitting room
  - Fitted Kitchen
  - Double bedroom with built-in wardrobes
  - Modern wetroom
  - Residents' lounge
  - Landscaped gardens with patio seating
  - Unallocated residents' parking
  - Electric heating & double glazing
  - Excellent access to local amenities
- Offers Over:

**£TBC**



Further information can be found in the home report.



## About the Property

Set within an exclusive retirement development for the over 60s, this beautifully presented one-bedroom first floor apartment offers comfortable, low-maintenance living in a peaceful and sociable environment.

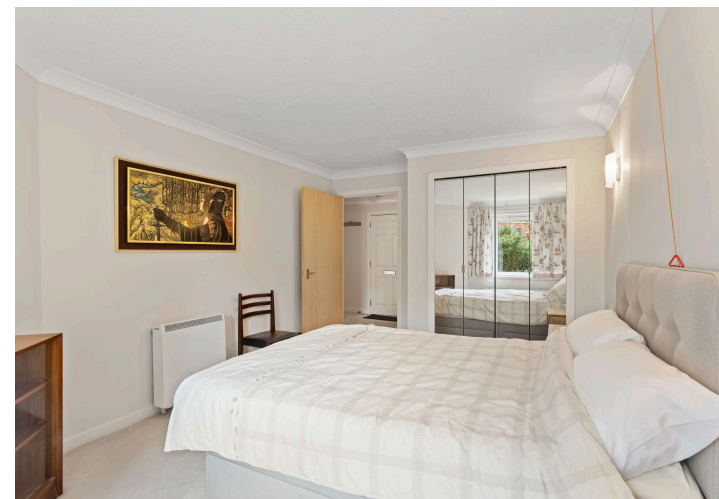
The apartment features a bright and spacious sitting room filled with natural light, The well-proportioned double bedroom benefits from built-in wardrobes, providing excellent storage, while the modern wet room shower room is thoughtfully designed.

Residents can enjoy a range of communal facilities including a comfortable residents' lounge, ideal for socialising. Outside, the development is surrounded by well-maintained landscaped gardens with attractive patio and seating areas, perfect for enjoying warmer days in tranquil surroundings.

Further benefits include electric heating, double glazing throughout, a lift servicing all floors, private unallocated residents' parking, and a secure, friendly setting tailored for retirement living.

### Extras

All fitted floor coverings and carpets, blinds and curtains, light fittings, hob, extractor hood, oven, fridge freezer will be included in the sale.



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Wetroom  
1.60 x 2.11m  
5'3" x 6'11"

Total Area: 49.9 m<sup>2</sup> ... 537 ft<sup>2</sup>

All measurements are approximate and for display purposes only.



## 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. 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 by James Gibb at a rate of approx £150 pcm inclusive of buildings insurance, House Manager, Careline service, lift maintenance and all common areas.



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