



28-49 Roseburn Place, EDINBURGH, EH12 5NX



Welcome

Welcome to Roseburn Place, this beautifully presented fourth-floor one-bedroom retirement apartment forms part of the highly regarded Murrayfield View McCarthy & Stone development and enjoys delightful open views over the Water of Leith. Residents of Murrayfield View benefit from a range of communal facilities including residents' lounge, landscaped gardens, private car park, lift access to all floors, and a house manager service. Additional features include emergency pull cords ensuring peace of mind for residents and their families. This is an excellent opportunity to acquire a stylish and move-in ready retirement apartment in a sought-after location, with tranquil waterside views and excellent local amenities nearby, we would recommend an early viewing.

Applicants must be capable of independent living and must be over 60 years old, if double occupancy the second occupier must be over 55 years old.

Features

- Reception hallway with a useful walk-in cupboard
- Living/dining room looking on to the Water of Leith
- Fully fitted kitchen
- Modern shower room
- Double bedroom with built in wardrobes
- Electric heating
- Double glazing
- Communal gardens
- Private resident's car park
- Lift to all floors





Roseburn

Roseburn is located just over a mile west of Edinburgh City Centre. The area offers a wide range of shopping facilities, with a Tesco Metro on Russell Road and Sainsbury's Supermarket at Westfield Road as well as local shops on Roseburn Terrace. It is conveniently located for the vast number of bars, restaurants, cultural activities and shopping facilities of the city centre. There is good public transport available locally including a regular bus service to the City Centre and a railway station nearby at Haymarket. It is now also conveniently placed to benefit from the tram service with a stop within a short walk. Roseburn Park is nearby and pleasant walks can be enjoyed along the banks of the Water of Leith and along the old railway line.

Factors

The development is factored by James Gibb with an approximate annual fee of £1,840 which includes a block buildings insurance. Further information on the factors can be found via the factor's website. Please note, this information is correct at the time of publication, it should always be confirmed at the point of offer.



Get in touch

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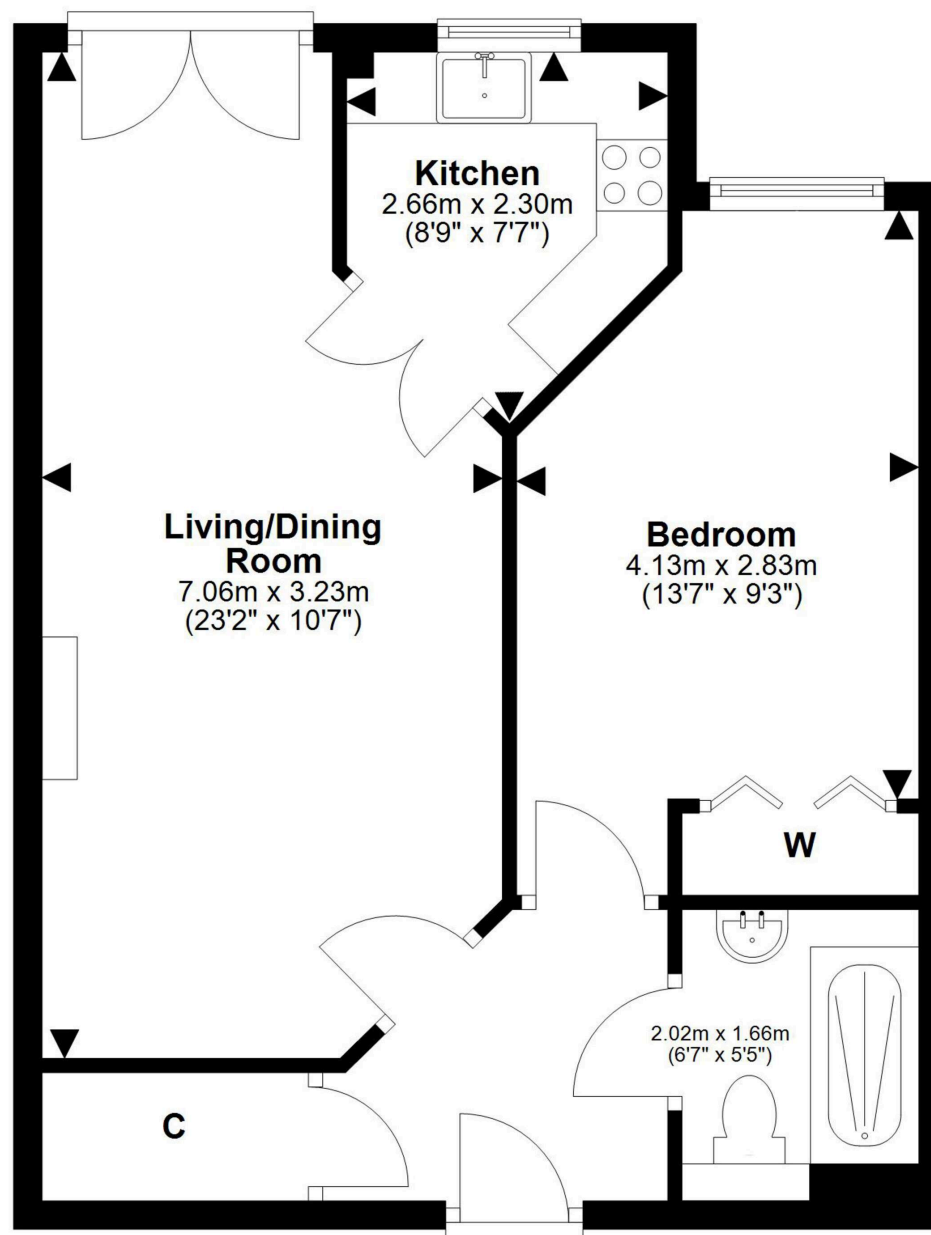
25-27 High Street, Dalkeith
EH22 1JB

Bruntsfield Office:

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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



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.

