



28/8 Roseburn Place, EDINBURGH, EH12 5NX



Welcome

Welcome to Roseburn Place, this ground floor, one-bedroom retirement apartment forms part of the highly regarded Murrayfield View McCarthy & Stone development and enjoys delightful open views over the beautiful communal gardens with direct access. 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.

- Reception hallway with useful storage
- Living/dining room with garden access
- Kitchen fully fitted
- Double bedroom with built in wardrobes
- Wet room comprising WC, wash hand basin and walk in shower
- Electric heating
- Double glazing
- Communal gardens
- Private resident's carpark
- Lift access to all floors
- Applicants

The title restricts occupancy of the property to those capable of living an independent and active lifestyle. For sole occupancy the minimum age is 60, for multiple occupancy one occupant must be a minimum of 60 years of age, with no more than one occupant less than 60 and none younger than age 55.





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.

Agents note

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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Property Hub:

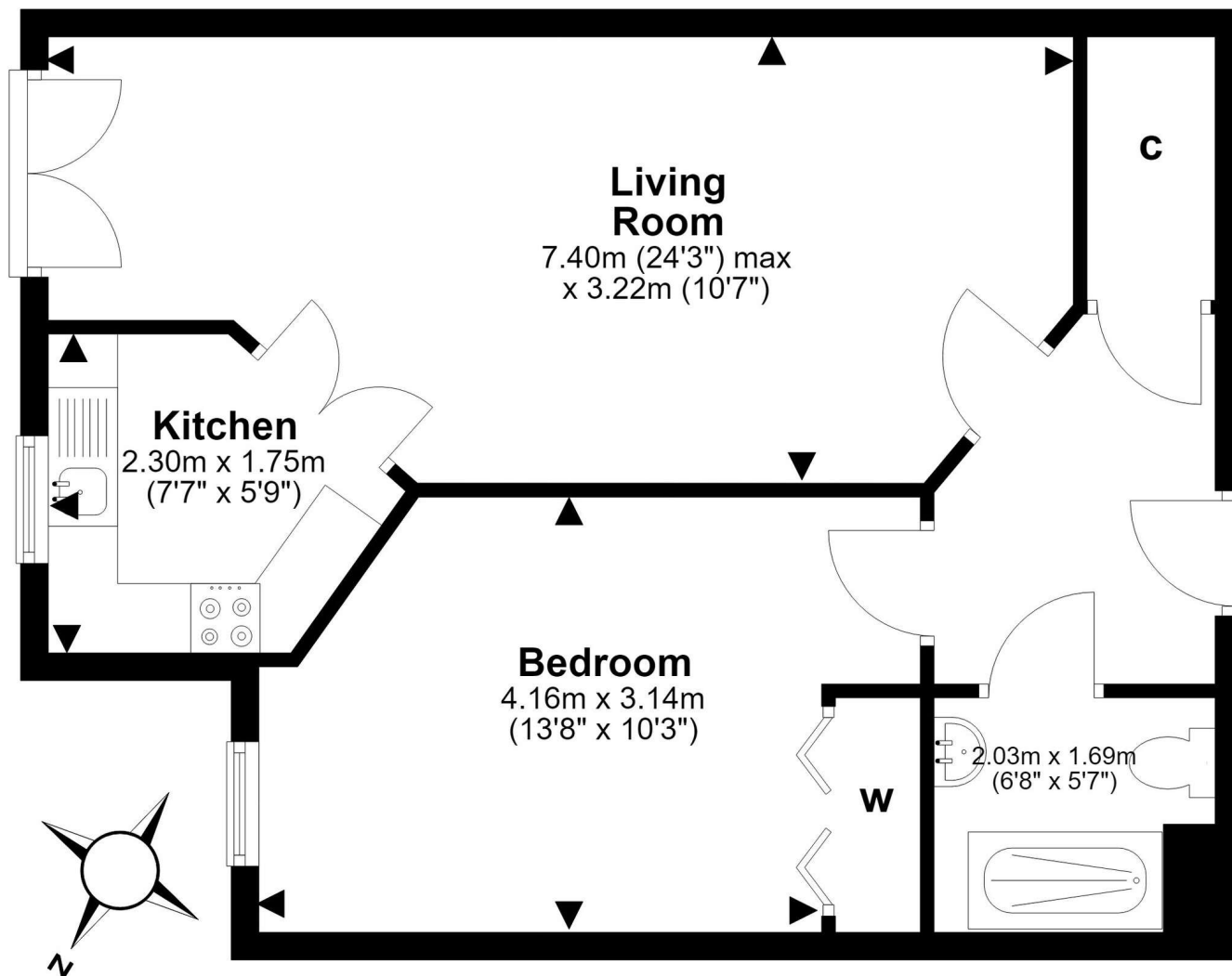
25-27 High Street, Dalkeith
EH22 1JB

Bruntsfield Office:

103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



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.