BlairCadell
solicitors + estate agents

15/9 Roseburn Maltings
Edinburgh EH12 5LJ

Offers Over £350,000

- Impressive three bedroom apartment
- Bay window lounge with private balcony
- Kitchen with integrated appliances
- Master en-suite bedroom
- Family bathroom with mains shower over bath
- Gas central heating and double glazing
- Landscaped gardens
- Residents private parking

Council Tax Band: F
Tenure: Freehold
Annual Service Charge: £1200

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Impressive three bedroom flat

15/9 Roseburn Maltings is an impressive three-bedroom apartment set within a highly desirable modern development, conveniently located close to an excellent range of local amenities and superb transport links. Boasting bright and generously proportioned accommodation, together with a private balcony, this attractive home is expected to appeal to professionals, families and downsizers alike.

The property comprises a welcoming entrance hallway with excellent storage, leading to a bright and spacious bay-windowed lounge with direct access to a private balcony, providing an ideal space for relaxing or entertaining. The well-appointed kitchen is fitted with a range of integrated appliances, including a fridge freezer, washing machine, dishwasher, electric oven and gas hob. There are three double bedrooms, two benefiting from built-in wardrobes, with the principal bedroom further enhanced by an en-suite shower room featuring a walk-in mains-powered shower. Completing the accommodation is a contemporary family bathroom fitted with a three-piece suite. Externally, the development enjoys beautifully landscaped communal gardens and private residents' parking, offering both convenience and an attractive setting. Please note no warranty is given for systems.

Factor Details: The property is Factored by Hacking & Patterson with a yearly fee of approximately £100 per month which covers maintenance of the communal areas and buildings insurance.

Roseburn is a highly desirable residential area to the west of Edinburgh's city centre, renowned for its excellent local amenities, superb transport links and abundance of green space. Residents enjoy a range of cafés, restaurants, shops and everyday conveniences, while nearby Haymarket and the West End offer a wider selection of retail and leisure facilities.
The area is exceptionally well connected, with regular bus services, nearby tram stops providing direct access to Edinburgh Airport and the city centre, and Haymarket Station offering excellent rail connections.

For outdoor enthusiasts, Roseburn Park and the picturesque Water of Leith Walkway are close by, while the popular Roseburn Path and wider cycle network provide traffic-free routes across the city. The recently completed City Centre West to East Link cycle route further enhances connectivity for cyclists and pedestrians.

Viewing by appointment 0131 337 1800

Roseburn Maltings,
Edinburgh,
Midlothian, EH12 5LJ

SquareFoot

Approx. Gross Internal Area
985 Sq Ft - 91.51 Sq M
For identification only. Not to scale.
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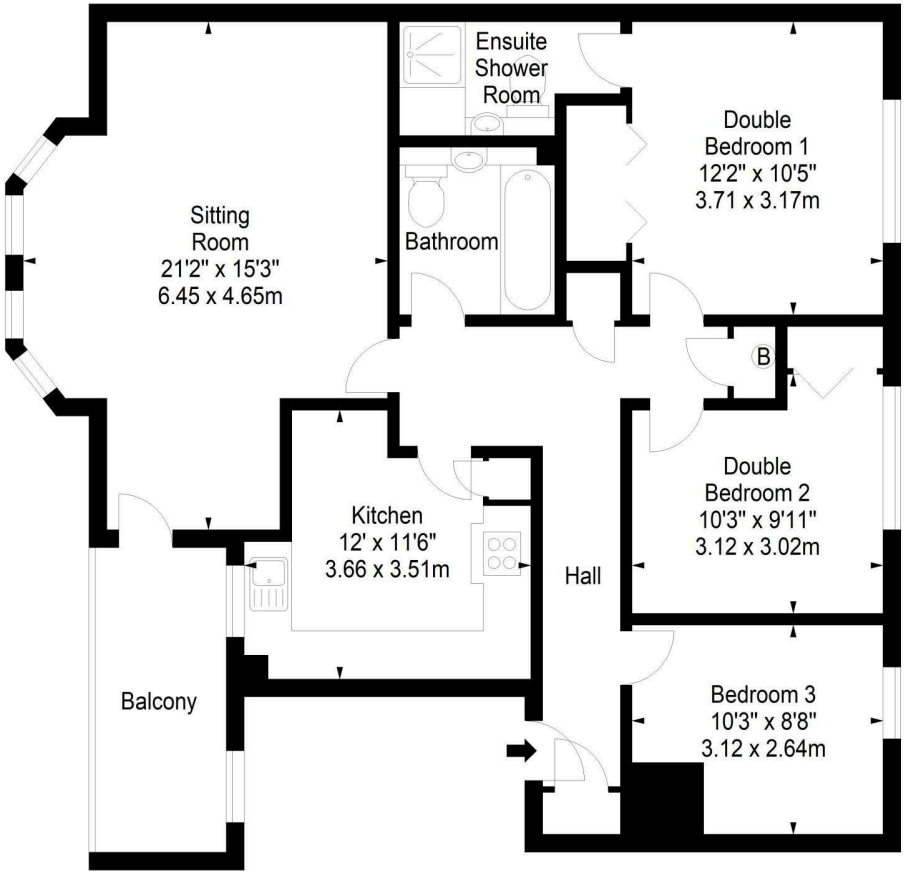

Second Floor

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