











Fixed Price

**£150,000**

## 6/23 Roseburn Drive

Roseburn | Edinburgh | EH12 5NS

A fantastic opportunity has arisen to purchase this well presented first floor retirement flat, forming part of an established complex within the ever-popular area of Roseburn. The property is very well placed for access to local amenities and excellent transport links to the city centre.

-  1 Bedroom
-  1 Public Room
-  1 Bathroom
-  Lift/Stair Access
-  Residents Parking
-  Communal Grounds
-  EPC Rating – C
-  Council Tax Band - D



## Description

In brief the accommodation comprises; secure entry system, lift and stair access to all floors, welcoming entrance hallway with deep built-in storage cupboard, spacious and bright reception/dining room, fitted kitchen with appliances, well proportioned double bedroom with mirrored fitted wardrobes, and contemporary shower room. Further benefits include electric heating, recently installed double glazing and access to external storage area.

Ownership is subject to age qualifications, 60 years for an individual or 60 and 55 years in respect of a spouse where a couple applies for ownership.



## Extras

All fitted floor coverings will be included in the sale together with the hob, oven, fridge/freezer, tumble dryer and washing machine.

## Communal Areas, Parking and Factor

The development is managed by Trinity Factors with a monthly fee of approx. £158 payable to cover maintenance of common areas and building insurance. There is a lift, communal lounge area, guest suite available for booking at a nominal fee, house manager service, and 24-hour careline monitoring. There are landscaped communal garden grounds surrounding the property and ample residents parking.

## Viewing

By appointment through Neilsons 0131 625 2222.





## Location

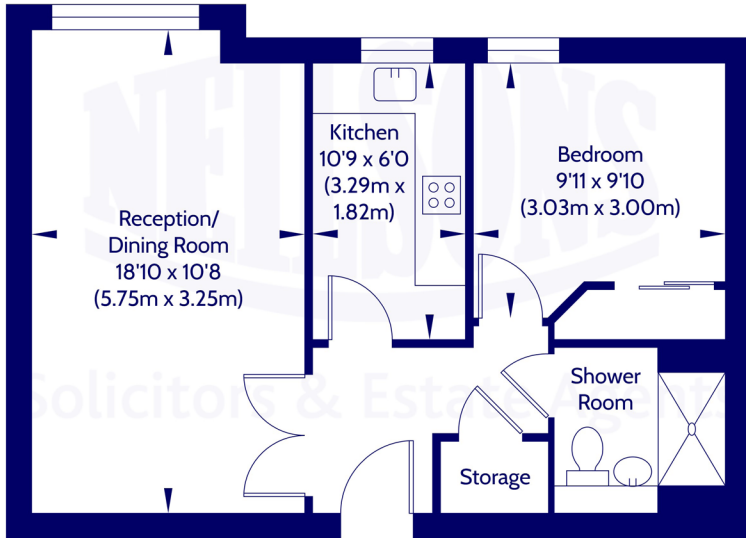
Roseburn is situated to the West of Edinburgh's City Centre and offers an excellent range of local shops including a Tesco Direct with a Sainsbury's supermarket slightly further afield in neighbouring Murrayfield. Haymarket Train Station, the West End and Princes Street are only a short walk or bus/tram journey away offering all the facilities of the City Centre with the trams and buses also linking directly with Edinburgh International Airport. The City of Edinburgh Bypass linking the main Scottish motorway network is also close at hand. Nearby leisure facilities include the open spaces of Roseburn Park, Murrayfield Sports Stadium, Murrayfield Ice Rink and Edinburgh Zoo with the Water of Leith walkway providing pleasant walks and linking with the fashionable Stockbridge district of the city.





Approx. Gross Internal Floor Area 45.07 Sq M / 485 Sq Ft.

First Floor



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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