
COULTERS ©
28/54 ROSEBURN PLACE
ROSEBURN, EDINBURGH, EH12 5NX
2 BED
1 BATH
1 PUBLIC







TAKE A LOOK INSIDE

Situated within the established Murrayfield View development in Roseburn, in the Coltbridge and Wester Coates Conservation Area, this impressive two-bedroom fourth-floor apartment enjoys an elevated corner position with a south-facing aspect and open views towards the Pentland Hills and across Roseburn Park. Arguably one of the best-positioned apartments within the development, it is particularly bright and benefits from a peaceful setting on the banks of the Water of Leith, while being conveniently placed for the amenities of Roseburn Terrace.

The spacious sitting room and dining area is a particular highlight, with windows and glazed doors drawing in excellent natural light and providing access to a Juliet balcony, from where the elevated outlook can be enjoyed. The separate kitchen is fitted with a range of wall and base-mounted cabinetry, wood-effect worktops and integrated appliances, including an electric hob, oven and extractor hood, together with space for a freestanding fridge/freezer and washing machine.

There are two double bedrooms, with the principal bedroom benefiting from built-in mirrored wardrobes. A shower room completes the accommodation, fitted with a large shower enclosure, wash basin and WC.

KEY FEATURES

- Fourth floor retirement flat with lovely views.
- Two well-proportioned double bedrooms.
- Resident's parking and unrestricted on-street parking.
- EPC Rating - C
- Beautifully bright, south facing sitting & dining room.
- Attractive landscaped communal grounds.
- Secure door entry system, 24hr Careline alarm service, and lift
- Council Tax Band - E







Pull-cords have been fitted in the flat and there is a 24 hour care line. Within the building is a resident's lounge, laundry room and bookable guest suite. Externally, there are delightful landscaped grounds mainly laid to lawn alongside a pleasant paved seating area. There is a car park for residents and visitiors as well as additional unrestricted parking available on the street outside.

The development is managed by James Gibb and the factoring fee is approximately £212 per month which includes buildings insurance, part time warden, care line service and maintenance and cleaning of communal areas.

Please note that the purchaser must be aged 60+ and must be approved by James Gibb prior to purchase.







THE LOCAL AREA

Roseburn is a highly desirable residential area with a vibrant village feel and a friendly, community atmosphere. Scenic walks and cycleways are within easy reach, including along the Roseburn Path and Water of Leith Walkway which leads to the historic 19th Century Dean Village, the renowned Scottish National Gallery of Modern Art, the prestigious area of Stockbridge and the beautiful expanse of The Royal Botanic Garden.

Roseburn is well-served by public transportation, with regular bus services to the city center and other parts of Edinburgh from nearby Roseburn Terrace. The Murrayfield stadium tram stop and Haymarket railway station are also just a short distance away.

Convenient daily shopping is available on Roseburn Terrace which boasts a Tesco Express, pharmacy, dentist, opticians as well as popular bars, cafes and delicatessens.

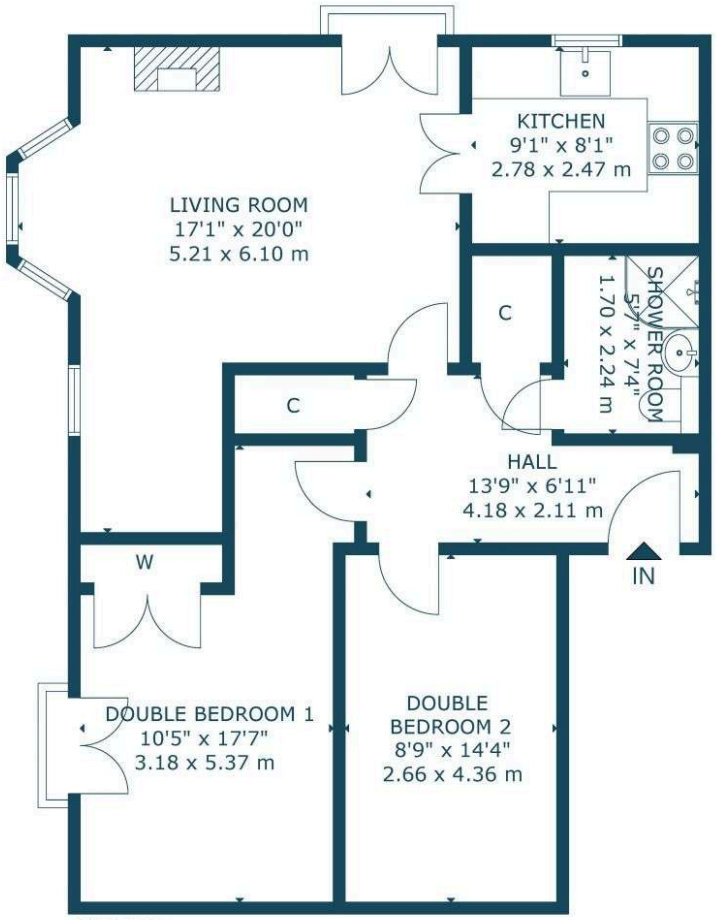
EXTRAS

All light fittings, fitted flooring, blinds, curtains and white goods are included in the sale price.

HOME REPORT VALUATION: £300,000


28
Roseburn Place
Private Parking
Residents and
Visitors Only

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4TH FLOOR

28/54 ROSEBURN PLACE, EDINBURGH, EH12 5NX
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 826 SQ FT / 77 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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www.coultersproperty.co.uk
0131 603 7333
enquiries@coultersproperty.co.uk

LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.