



5/2 Rose Park
Edinburgh, EH5 3ST

- No onward chain
- All mains services
- Neutral décor throughout
- Full mains services and gas central heating.
- EPC: C
- Council tax band: C





Available with no onward chain, 5/2 Rose Park is a well-presented one-bedroom apartment forming part of a popular and well-managed retirement development for residents aged 60 and over. The development benefits from excellent transport links to the city centre, along with shared residents' parking and attractively maintained communal gardens.

Internally, the apartment is accessed via a welcoming entrance hall with a generous walk-in storage cupboard housing the boiler. The well-proportioned double bedroom is positioned to the front of the property and benefits from fitted wardrobes spanning one wall. The bright and comfortable lounge enjoys a large front-facing window, allowing plenty of natural light, and features a central electric fireplace with surround and mantelpiece, creating a pleasant focal point. A door from the lounge leads through to the kitchen. The fitted kitchen is of a modern shaker style with timber-effect worktops and incorporates integrated appliances including a fridge freezer, washing machine, and dishwasher. A rear-facing window provides additional light and ventilation. Completing the accommodation is a contemporary three-piece shower room, finished with easy-maintenance wet wall panelling and comprising a walk-in, mains-fed shower, WC, and wall-mounted wash hand basin.

Accommodation in summary:

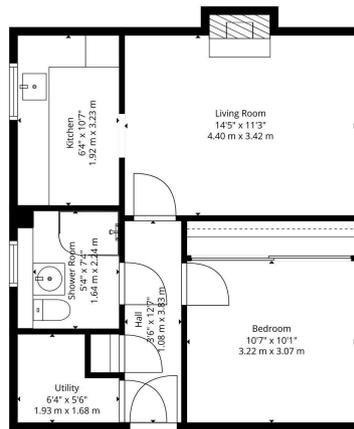
Entrance hallway, bedroom one, storage cupboard, bathroom, living room, kitchen.

Location:

The property lies in the popular residential area of Trinity, approximately 2 miles to the north of the city centre and within easy walking distance to the Royal Botanical Gardens. Trinity is well regarded for its family friendly nature with a local park playing host to an active tennis and bowling club. Local amenities are well catered for, with a Scot-Mid only a 2 minute walk away and further shopping is available at the wide selection of supermarkets on Ferry Road, Craighleith Retail Park and Newhaven. The cosmopolitan waterfronts of Leith and Granton Harbour host a vibrant selection of restaurants, cafes and leisure facilities, including the Ocean Terminal shopping and leisure complex. The city centre is easily accessible by public transport with regular bus services from Granton Road, as well as access to the extensive network of cycle paths. Edinburgh Airport and the wider motorway network of central Scotland are also easily accessible.

Agents note:

There is a factor charge of £160 per month which contribute to the following. A warden on site each morning
Building insurance, Ground maintenance, Common area cleaning, Gutter and bin cleaning, annual pull chord check, Annual fire risk assessment



TOTAL: 511 sq. ft. 47 m²
1st floor: 511 sq. ft. 47 m²
EXCLUDED AREAS: FIREPLACE: 6 sq. ft. 1 m². WALLS: 44 sq. ft. 5 m²
Measurements Expressed Highly Probable Do Not Guarantee



Whilst these particulars are believed to be correct their accuracy is not guaranteed

For up to date price & viewing details, please contact Sturrock, Armstrong & Thomson or visit www.satsolicitors.co.uk



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