



28/62 Roseburn Place, Edinburgh, EH12 5NX

Well-presented two-bedroom fifth floor retirement flat with lift and private residents parking

URQUHARTS
EDINBURGH



DESCRIPTION

28/62 Roseburn Place is a bright and spacious two-bedroom fifth floor flat, forming part of a well-established retirement development with lift to all floors, landscaped communal gardens and private residents parking. Situated in the popular Roseburn and neighbouring Murrayfield area, the location is superb with excellent local amenities within walking distance and is a convenient distance to the city centre & surrounding areas.

Entrance hall and large storage cupboard; bright corner sitting room/dining room with feature electric fireplace and pleasant outlook over the Water of Leith; fitted kitchen with wall and base units and integrated appliances; two good-sized double bedrooms; and a shower room with three-piece suite.

ACCOMMODATION

Entrance hall. Living room / Dining room. Kitchen. Two double bedrooms. Shower room.

Electric heating. Double glazing. Landscaped communal garden grounds with patio and seating areas. Private unallocated residents parking. Lift to all floors (which was completely replaced in 2024). Residents lounge. Bin store. Laundry room. Guest bedroom for a small fee.

The development is factored by James Gibb Factors for a monthly fee of approximately £215 which covers maintenance & cleaning of all communal areas, building insurance, Care Line service and

a part time warden service. The purchaser must have attained 60 years of age and must be approved by James Gibb factors prior to purchase

LOCATION

Roseburn Place is situated in the popular Roseburn and neighbouring Murrayfield area, which lies to the west of the city centre. Local shops cater for everyday needs with a Tesco Metro on the doorstep, a Sainsburys supermarket at Westfield Road and a large Tesco Superstore in Corstorphine. More extensive shopping is available at the Gyle Shopping Centre, Craigleath Retail Park or Hermiston Gait just a little further afield. Leisure and recreational facilities include Murrayfield Ice Rink and Rugby Stadium (which are within short walking distance from the property), Edinburgh Zoo, Scottish National Modern Art Galleries, and scenic walks alongside the Water of Leith. Murrayfield tram stop and Haymarket train station are within walking distance with regular buses running to and from the city centre and surrounding areas. The city bypass, Edinburgh Airport, Forth Road Bridge/Queensferry Crossing and main motorway networks are within easy reach via the A90. The main thoroughfares of Princes Street and George Street offering several high street shops, restaurants and bars are within easy reach along with St James Quarter.

INCLUDED IN SALE

All fitted floor coverings, light fittings, curtains & blinds, wardrobes, and kitchen appliances. Some of the furniture may be available by separate negotiation.

PRICE AND VIEWING

For price and viewing arrangements please contact Urquharts 0131 556 2896

HOME REPORT

The Home Report is available at www.espc.com or by contacting Urquharts Property on 0131 556 2896 or email: property@urquharts.co.uk. All interested parties are advised to view the Home Report prior to viewing the property.

The property has a Council Tax Band **E**

The property has an Energy Rating Category **D**

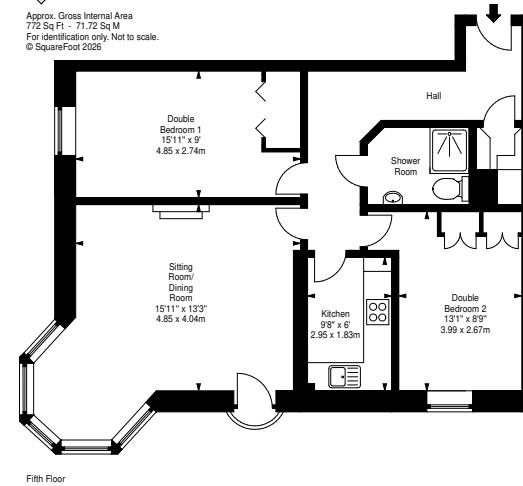
Tenure Freehold



Flat 62,
28 Roseburn Place,
Edinburgh,
Midlothian, EH12 5NX



Approx. Gross Internal Area
772 Sq Ft - 71.72 Sq M
For identification only. Not to scale.
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NOTES

1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.

2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.

3. All measurements are approximate and any plans are for guidance only and are not guaranteed.

4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.

5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.

6. These particulars are not intended to nor will they form part of any contract.

7. A Home Report is available upon request from Urquharts Property – please email property@urquharts.co.uk.