

19/13 ROSEBURN MALTINGS
ROSEBURN, EDINBURGH, EH12 5LL

CURRAN & CO
PROPERTY



OFFERS OVER £320,000



'Enjoying stunning views from a private balcony, 19/13 Roseburn Maltings is a beautifully presented and exceptionally bright two-bedroom apartment'

- Exclusive Residential Development
- Third Floor Position with Balcony & Beautiful Views
- Spacious Southeast Facing Living / Dining Room
- Well-Equipped Breakfasting Kitchen
- Two Double Bedrooms (One with En-suite)
- Family-sized Bathroom
- Private Parking Space
- Excellent Local Amenities & Transport Links



Description

Occupying a third-floor position and enjoying stunning views from a private balcony, 19/13 Roseburn Maltings is a beautifully presented and exceptionally bright two-bedroom apartment, forming part of an exclusive residential development in the sought-after Roseburn area. The property is well located to take advantage of excellent local amenities and transport links, including the nearby tram stop, providing easy access to the city centre and surrounding areas.

Entered via an immaculately maintained communal foyer with secure door entry system and lift access, the accommodation comprises: welcoming entrance hall with three storage

cupboards providing ample space; sizeable living room with bay window showcasing the view, study/dining area, and access to the private balcony; well-equipped breakfasting kitchen with base and wall-mounted units, integrated oven, stainless steel gas hob, extractor hood, fridge/freezer, additional freezer, and freestanding washing machine; double bedroom 1 with built-in wardrobes and en-suite shower room with fitted storage; double bedroom 2 with built-in wardrobes; and family-sized bathroom with shower over the bath and fitted storage. Additional benefits include gas central heating and double glazing throughout.

Externally, there is one allocated parking space within the residents' car park, with

additional unrestricted spaces throughout the development, manicured communal grounds including a playpark, and a secure bike store.

Extras

Extras to be included in the sale are all curtains and blinds, and kitchen appliances. Other items of furniture are available by separate negotiation.

EPC Rating

The energy efficiency rating for this property is band B.

Council Tax

This property is subject to council tax band E.





33 Roseburn Terrace
Edinburgh
EH12 5NQ

T 0131 259 9177
E info@curranandcoproperty.co.uk
W www.curranandcoproperty.co.uk



Disclaimer

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of a contract.
All measurements are approximate and are generally taken from the widest point.