



Attractive two-bedroom retirement flat, close to excellent amenities



This attractive two-bedroom, first floor, retirement flat is situated in the popular Roseburn area of Edinburgh, close to the city's West End, with its excellent selection of shops, cafes, Roseburn Park and transport links, including Haymarket train station. This development is available to those 60 years and over (second resident can be 55 years). There is a House Manager available each morning Monday to Friday. The accommodation is bright and spacious, is very nicely presented, with generous storage and has a good-sized dining lounge, with lovely leafy views across Edinburgh. The kitchen has a range of modern fitted units, appliances, toning worktops and a lovely outlook. There is a double bedroom, which has a fitted wardrobe and a single bedroom, both with lovely views and a bathroom, with bath and overhead shower and a heated towel rail. The resident's lounge is welcoming and is situated on the ground floor and there is also an activities room in the lower ground floor, which can be used for family visits and a useful refuse chute on each floor. There is a guest suite that can be booked for friends or relatives to stay with a £35 nightly charge. The well-kept communal grounds have a seating area, pretty borders and there is ample residents parking to the rear.

Key Features

Communal entrance and lift

Hall, with good storage

Dining lounge

Kitchen

Two bedrooms

Bathroom

Night storage heating and double glazing

Guest accommodation - £35 charge per night

House manager

Residents lounge and an activities room

Residents parking - two permits (1 resident and 1 visitor)

Factored by Trinity Factors - approx. £970 six monthly; includes building insurance,

House Manager, emergency pull cords, lift maintenance and maintenance of common areas



Roseburn

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 only slightly further afield. 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. At the end of the road is Roseburn Park, which has stunning open spaces and Corstorphine Hill Nature Reserve is within easy reach. Murrayfield Tram Stop is approximately 0.2 miles away adjacent to the world-famous rugby stadium, which can be seen from the property.



Extras

All fitted floor coverings, curtains, blinds, light fittings, oven, microwave, washing machine, fridge freezer are included in the sale (no warranties given).

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

E

Home Report Valuation

£160,000

EPC Rating

D

Tenure

Freehold





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.



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