



lindsays

5/3 Roseburn Maltings
Roseburn, Edinburgh, EH12 5LY

"A wonderfully light and spacious first floor flat in a popular modern development"

- Excellent location
- Well maintained secure communal entrance with lift
- Hall
- Spacious bay windowed sitting room/dining room
- Breakfasting Kitchen
- Master bedroom with en-suite
- Two further well proportioned bedrooms
- Family bathroom
- Private parking
- Landscaped communal grounds

EPC Rating C

OFFERS OVER £275,000



Description

A wonderfully light and spacious first floor flat in a popular modern development in the Roseburn area of Edinburgh. The property, which is in a prime City Centre location, benefits from a private parking space and is in good decorative order throughout. Of particular note is the bright spacious bay windowed sitting room/dining room and good size breakfasting kitchen. The master bedroom has an en-suite and there are two further bedrooms. There is also a well-proportioned family bathroom and good storage throughout. The property benefits from gas central heating and double glazing

Area

Roseburn is located within the popular district of Murrayfield, just to the west of the City Centre, within a few minutes' walk of the Murrayfield Tram Station and 10 minutes' walk of Haymarket Railway Station. The immediate locality benefits from a good selection of shops and services including a Tesco Metro and is within walking distance to Sainsbury's Murrayfield. There are regular bus services which lead to and from the City Centre and to many surrounding areas. Good public schooling is available from nursery to senior level and private schools nearby include St George's School for Girls, Mary Erskine and Stewart's Melville. Murrayfield Rugby Stadium, Tynecastle Park and Murrayfield Golf Course are all readily accessible. There are links westwards to the City Bypass, M8 and M9 motorway networks, the Queensferry Crossing as well as Edinburgh International Airport. Also westwards are the Gyle Shopping Centre, the Edinburgh Business Park at South Gyle and The Royal Bank of Scotland Headquarters at Gogar.

Viewing

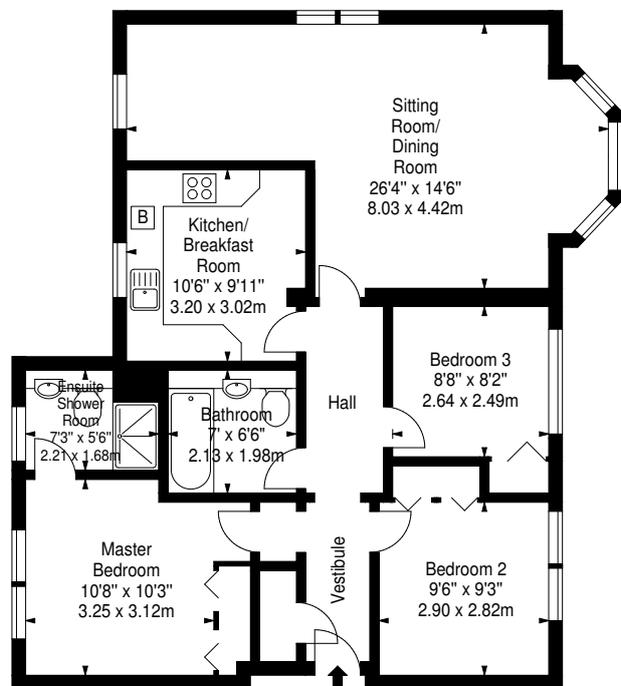
Sunday 2-4pm or by appointment contact Lindsays on 0131 229 4040



Roseburn Maltings, Edinburgh, EH12 5LY



Approx. Gross Internal Area
932 Sq Ft - 86.58 Sq M
For identification only. Not to scale.
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Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate. These Particulars are intended to give a fair and overall description of the Property. Nothing in these Particulars shall be deemed to be a statement as to the structural condition of the Property, nor the working order of any services and appliances. It should be specifically noted that no warranty will be given relative to planning and building documentation or structural condition of the Property. No warranty will be given as to the ownership of moveable items. The Property is being sold as seen.