

6/30 ROSEBURN DRIVE

ROSEBURN, EDINBURGH, EH12 5NS

D.J.ALEXANDER
Sales & Lettings

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455 SQ FT | Garage

PROPERTY OVERVIEW

- *Factored retirement development*
- *Desirable Roseburn location*
- *Second floor accommodation*
- *Spacious sitting/dining room*
- *Modern fitted kitchen with integrated appliances*
- *Double bedroom with built-in wardrobe*
- *Contemporary shower room*
- *Private garage & well-maintained communal garden grounds*

Well-presented one bedroom second floor retirement flat with private garage, situated within a factored development in the popular Roseburn area of Edinburgh.

The accommodation comprises an entrance hallway with a large storage cupboard, leading to a bright and spacious sitting/dining room. The kitchen is fitted with a modern range of wall and base units, complemented by integrated appliances. There is a well-proportioned double bedroom featuring a built-in wardrobe, together with a contemporary shower room fitted with a walk-in shower, vanity unit and WC.

Further benefits include electric heating, well-maintained communal areas and garden grounds, and a private garage.







LOCATION

Roseburn Drive is situated within the popular residential area of Roseburn, to the west of Edinburgh city centre, offering an excellent range of local amenities and convenient access to the capital's attractions. The surrounding area provides a selection of neighbourhood shops, including Tesco Express and Premier convenience store, together with cafés, restaurants, traditional pubs and pharmacy services along Roseburn Terrace. A wider range of shopping facilities can be found at Craigleith Retail Park and the Gyle Shopping Centre, while the nearby West End and Princes Street offer an extensive choice of retail outlets, restaurants and leisure facilities. The area is particularly well served by recreational amenities, with the open green spaces of Roseburn Park providing attractive outdoor surroundings, children's play facilities and areas for informal recreation. The Water of Leith walkway offers a scenic riverside route, while sporting and leisure facilities include the renowned Scottish Gas Murrayfield Stadium, Murrayfield Ice Rink and several nearby golf and tennis facilities. Edinburgh Zoo is also readily accessible, providing an excellent family attraction. Roseburn benefits from excellent transport connections, with regular bus services operating towards Edinburgh city centre and the surrounding districts. The nearby Murrayfield Stadium tram stop provides convenient connections to the city centre and Edinburgh Airport, while Haymarket railway station offers a comprehensive range of local, regional and national rail services. The area also benefits from easy access to the A8, Edinburgh City Bypass and the central Scottish motorway network, making it particularly convenient for commuters and those travelling further afield. Overall, Roseburn Drive enjoys an appealing combination of local amenities, recreational opportunities and excellent transport links.

Extras

All window furnishings (curtains, curtain poles, blinds etc), floor coverings, light fixtures and appliances (both integrated and free standing) are included in the sale. No warranties or guarantees will be provided.

Please note: The development is subject to age restrictions and prospective purchasers should satisfy themselves that they meet the relevant occupancy criteria.















Stephen Lawson
Senior Residential Property Consultant

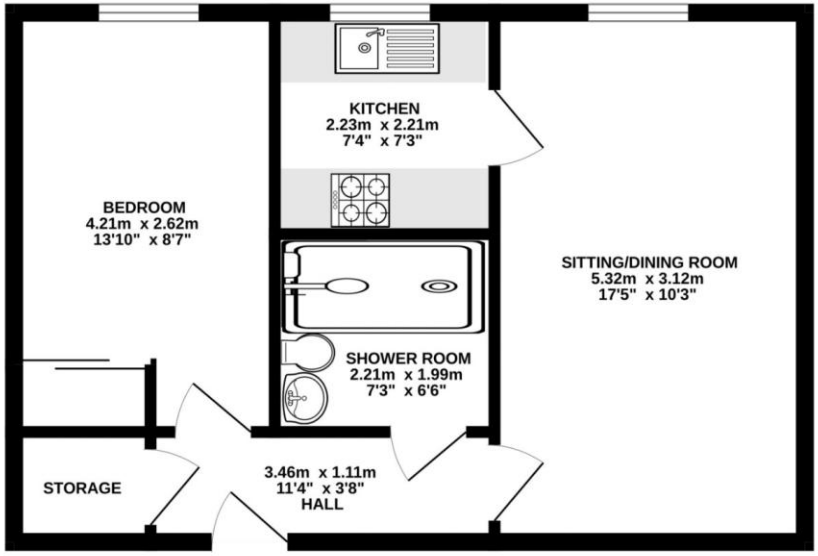
Viewings

By appointment with DJ Alexander, 1 Wemyss Place, Edinburgh, EH3 6XD
0131 652 7313
propertysales@djalexander.co.uk

This property, and other properties offered by D.J. Alexander can be viewed at their website www.djalexander.co.uk, as well as at affiliated websites www.rightmove.co.uk, www.zoopla.co.uk, www.onthemarket.com

Important Notice:
1: These particulars do not form part of an offer or a contract of sale.
2: All statements contained herein are believed to be correct but are not guaranteed and interested purchasers must satisfy themselves as to their accuracy.
3: Any interested party should request their solicitor to note an interest with the Selling Agents. In the event of a closing date being set the seller(s) shall not be bound to accept the highest or any offer. 4: Measurements and distances are approximate and intended only as a guide. All plans are not warranted or to scale. 5: All services and appliances have not been tested for efficiency or safety and no warranty is given

SECOND FLOOR
42.3 sq.m. (455 sq.ft.) approx.



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TOTAL FLOOR AREA : 42.3 sq.m. (455 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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