



Offers over £145,000

6/15 Roseburn Drive, Roseburn, Edinburgh, EH12 5NS







## Bright and spacious One Bedroom Retirement Flat Desirable Area - Murrayfield

A bright and spacious one bedroom, first floor flat overlooking the gardens, set within a smart retirement development with excellent communal facilities situated close to the many local amenities of Murrayfield.

One Bedroom Retirement Flat for Over 60's, Entrance Hall with Large Storage Cupboard, Living / Dining Room, Separate Fitted Kitchen, Bright Double Bedroom with Fitted Wardrobes, Bathroom with Shower Over Bath, Garden/Stadium Views, Electric Storage Heating, Double Glazing Throughout, Communal Residents Lounge, House Manager with Pull-Cord Alarm System, Communal Garden Areas, Residents Car Park. Factoring Fees apply.

As of February 2022, the law in respect of Smoke / Heat alarms has changed and no warranty is given that the property meets the new tolerable standard.

### ACCOMMODATION (WIDEST POINTS)

<b>Livingroom</b>	17'7" x 10'4" (5.36 x 3.15)
<b>Kitchen</b>	7'8" x 7'1" (2.36 x 2.18)
<b>Bedroom</b>	13'8" x 8'7" (4.19 x 2.62)

## LOCATION

Situated in a peaceful development in a very desirable area, Roseburn House is conveniently set in a tranquil spot tucked away in Murrayfield. The property is a short walk from local shops on Roseburn Terrace and is also within easy reach of the more extensive amenities of Corstorphine and the West End. At the end of the road is Roseburn Park, which has stunning open spaces and woodlands of Corstorphine Hill Nature Reserve which are 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. A good selection of bus routes run along Corstorphine Road and offer direct access into the Centre of town and Haymarket train station. For the motorist, the A8 leads to the City Bypass and associated motorways as well as Edinburgh International Airport.

## EXTRAS

White Goods included in the Sale

## EPC RATING

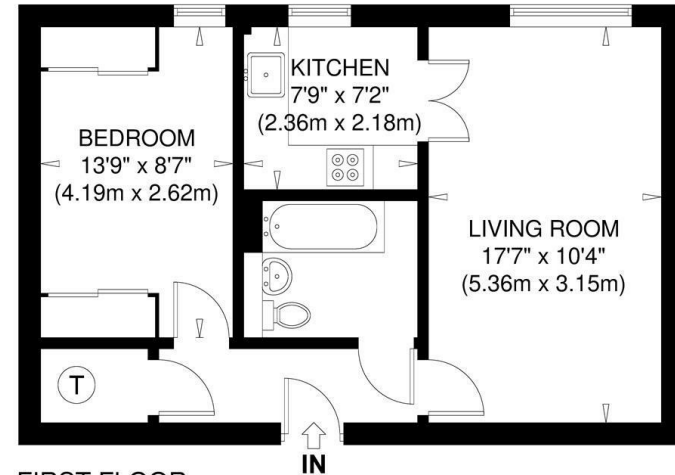
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## VIEWING

By appointment only please Telephone: 0131 554 6244







FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 44.9 SQ M / 483 SQ FT

ROSEBURN DRIVE  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA = 44.9 SQ M / 483 SQ FT  
All measurements and fixtures including doors and windows  
are approximate and should be independently verified.  
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**HM** Harper  
Macleod LLP  
Estate Agents & Solicitors

Citypoint, 65 Haymarket Terrace, Edinburgh, EH12 5HD  
T: 0131 554 6244 E: [estateagency.edinburgh@harpermacleod.co.uk](mailto:estateagency.edinburgh@harpermacleod.co.uk)

A closing date for offers may be set and interested parties wishing the opportunity to offer are advised to note interest through their solicitors. Acceptance of any note of interest does not constitute an undertaking that the party will be give the opportunity to offer. Access for surveyors should be arranged with the selling agents. These particulars are given for guidance only and do not form part of any contract. Dimensions are approximate.