





DETAILS:

All price and viewing details are available on our website www.morton-fraser.com/property

Should you wish to discuss this property or require further information, please contact Morton Fraser on:

Tel: 0131 247 1010

E-mail: property@morton-fraser.com

THIS PROPERTY COMPRISES

- Spacious third floor retirement flat
- Sittingroom
- Fitted kitchen
- Double bedroom
- Single bedroom
- Bathroom with shower
- Communal lounge/garden grounds.
- Residents parking
- EPC Rating C

Morton Fraser are delighted to offer on to the market this attractive third floor flat, which forms part of a popular retirement development situated in the highly sought after Roseburn area of Edinburgh. The property boasts panoramic views towards Roseburn Park and is within easy travelling distance of the City Centre.

The flat is accessed via a well maintained communal hall, with lift access. The property enters into a spacious hallway. The accommodation comprises: generously proportioned sitting room with double corner windows to the front, which allow light to flood into the room. Bi-folding doors provide access to the kitchen, which has been fitted with a range of modern units and appliances. Double bedroom, located to the front with double fitted wardrobes. There is a further single bedroom to the rear which also benefits from fitted wardrobes. A family bathroom, with three piece suite and separate shower cubicle completes the accommodation. The property benefits from double glazing and gas central heating. The development is Managed by Peveler and there is a lift, communal lounge area, residents parking bays and landscaped gardens with bench seating.

LOCATION

The property is situated in the highly sought after residential district of Roseburn, which is quietly situated approximately two and a half miles west of Edinburgh City Centre. There is a frequent bus service to the City Centre and surrounding areas and Haymarket train station is only a short walk away. The tram line is close by and the City-Bypass is easily accessible which leads to all of central Scotland's main arterial roads. There are a selection local shops, bars and cafes and a Tesco Metro within Roseburn itself as well as a large Sainsburys in nearby Murrayfield. More extensive amenities can be found at Edinburgh's West End and Princes Street which offer a superb selection of high street stores, bars, restaurants, museums and galleries. Leisure facilities are well catered for with Carrick Knowe and Murrayfield Golf Courses, Edinburgh Zoo, Murrayfield Stadium, Corstorphine Hill, Roseburn Park and the Water of Leith Walkway all close at hand.

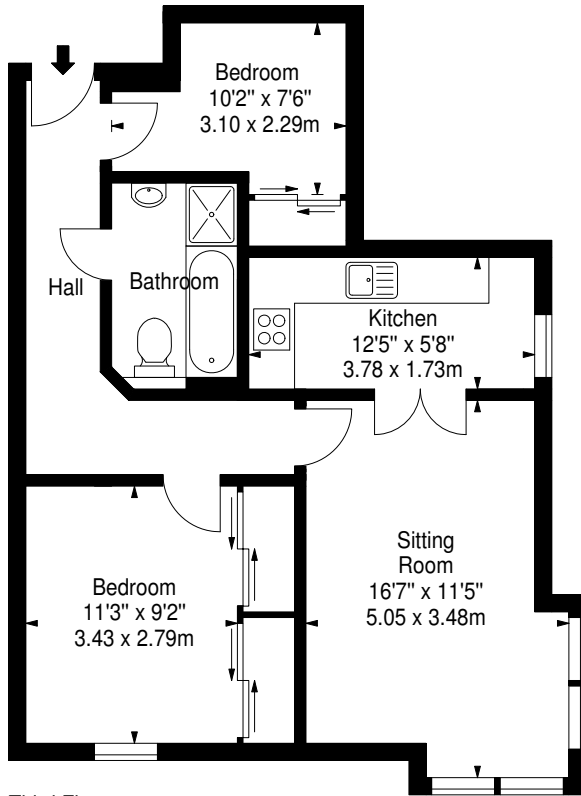
EXTERIOR

There are well maintained communal garden grounds surrounding the property and ample residents parking is located throughout the development.

Please note that this property is sold as seen. No warranties or guarantees will be provided with regard to the working condition of any of the appliances or services. No documentation will be provided with regard to any alterations or replacement windows.

**Flat 48,
6 Roseburn Drive, EH12 5NS**

Approx. Gross Internal Area
616 Sq Ft - 57.23 Sq M
For identification only. Not to scale.
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Third Floor



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1. Interested parties: (a) Should contact Morton Fraser Property if they have any specific queries about the property or the property schedule, particularly if they intend to travel long distances to view. (b) Should not assume that any planning permission, building warrants, completion certificates or other consents have been obtained for alterations, replacement windows or changes of use and they should verify the position before offering. (c) Are advised to note their interest with Morton Fraser Property as soon as possible so that they may be informed if a closing date is set or if there is a change in the selling circumstances. Noting interest does not place any obligation on our client to set a closing date or give every noted interest the opportunity to offer. No responsibility will be accepted for expenses incurred by parties who have noted interest but do not get an opportunity to offer. (d) Should note that no responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn. 2. Although it is our clients' intention to sell the property they are not bound to accept the highest offer, or any offer, or in the event of competing interest, to set a closing date.

