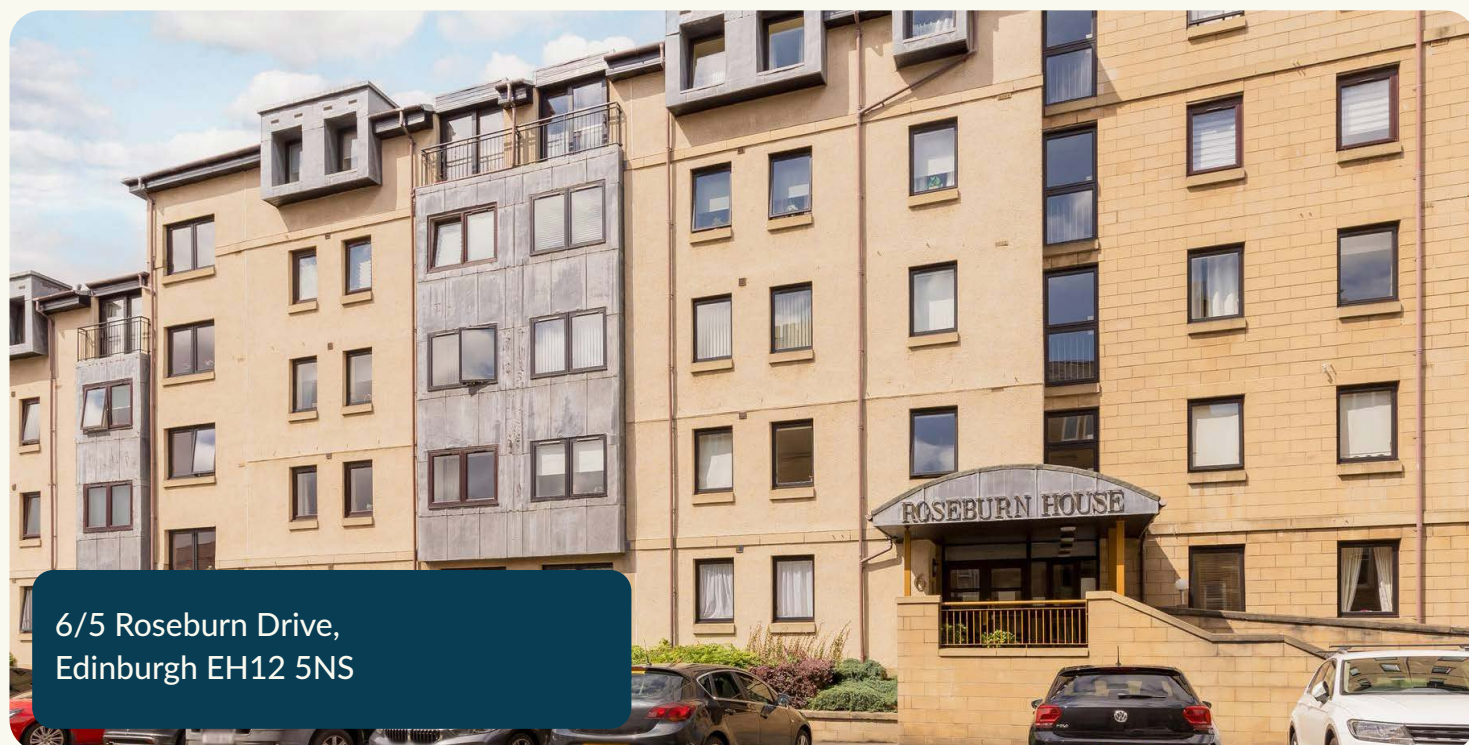




Located in the popular residential area of Roseburn and forming part of a popular retirement development

 1 Bed  1 Bath  1 Reception

Located in the popular residential area of Roseburn and forming part of a popular retirement development, 6/5 Roseburn Drive is a delightful 1 bedroom ground floor flat. The apartment is generously proportioned and well presented. The accommodation, in brief, comprises – hallway with storage, living room / dining room, kitchen, double bedroom with built-in wardrobes, and shower room. The property is fully double glazed and background heating is provided by electric radiators. Additional benefits within the development include a residents' lounge with communal kitchen and access to the gardens, and guest suite. The development is fully factored by Trinity Factors, with fees of approximately £970 per annum. Residents must be at least 60 years of age (with a minimum age of 55 for a second occupant).

Features

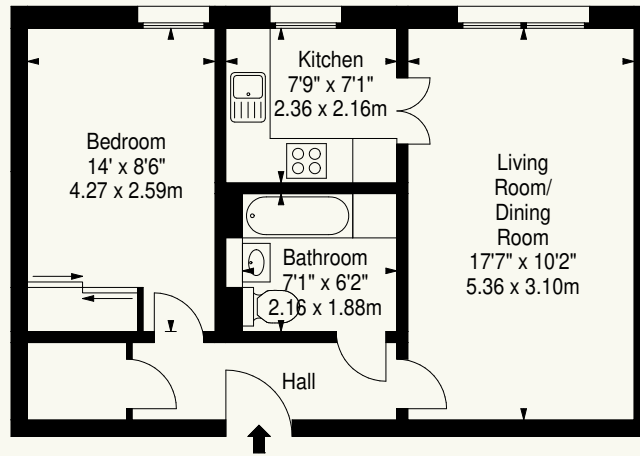
- Popular location
- Good local amenities and transport links
- Well-presented accommodation
- Hallway with storage
- Living room / dining room
- Double bedroom with built-in wardrobes
- Bathroom room
- Electric heating and double glazing
- EPC Rating D

Offers Over £125,000

Roseburn Drive,
Edinburgh,
Midlothian, EH12 5NS



Approx. Gross Internal Area
488 Sq Ft - 45.34 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Ground Floor



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.

FOR VIEWING:

By appointment only

Contact Lindsay on:

☎ 0131 229 4040

✉ edinburghproperty@lindsays.co.uk

🌐 property.lindsays.co.uk

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. Please note that no warranty will be given for the systems and appliances – they are sold as seen