

SIMPSON & MARWICK



5/6 Roseburn Maltings, Roseburn, Edinburgh, EH12 5LY



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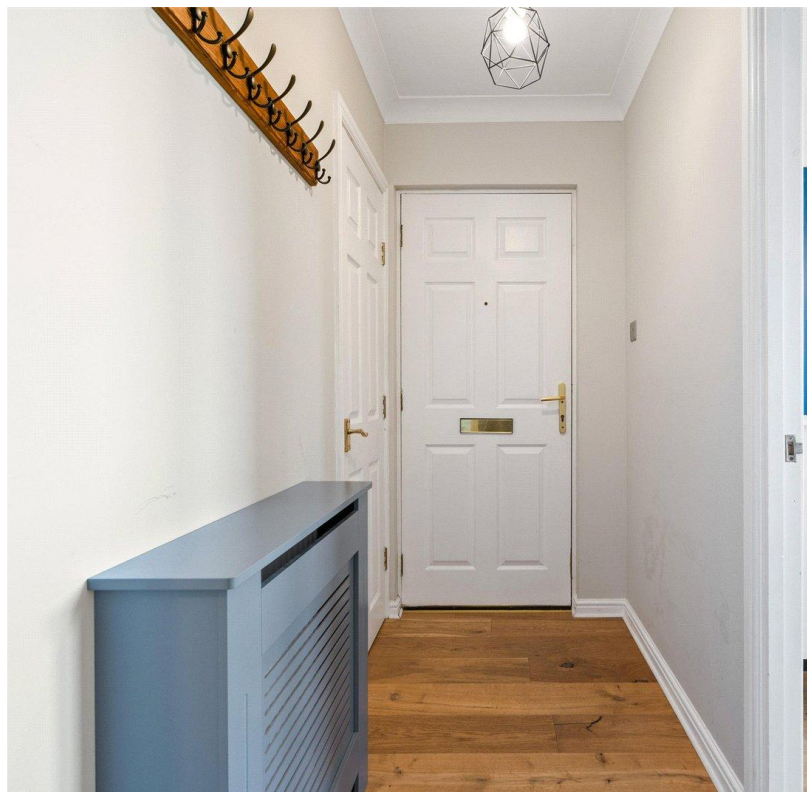
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EPC: C (80)

Council Tax - E

Stylish two-bedroom flat in the vibrant Roseburn area of Edinburgh.



- Modern second-floor flat
- Spacious bright lounge
- Fully equipped kitchen
- Two double bedrooms
- Two well-appointed bathrooms
- Gas Central Heating
- Double glazed windows
- Communal garden grounds
- Residents parking
- Desirable Roseburn location

Experience comfortable living in this stylish two-bedroom flat situated in the vibrant area of Roseburn, Edinburgh.

Located on the second floor, the flat offers a welcoming hallway with three convenient storage cupboards. The bright and spacious lounge features a bay window, allowing an abundance of natural light to grace the space. The modern kitchen is fully equipped with integrated appliances including a dishwasher, gas hob, oven, and extractor hood, complemented by under-unit lighting and partial tiling.

The property boasts two well-proportioned double bedrooms, each with built-in double wardrobes offering ample storage. The principal bedroom benefits from an en-suite shower room, which is partially tiled and includes a three-piece suite. A further partially tiled bathroom with a three-piece suite completes the accommodation.

Additional advantages include gas central heating and double glazing throughout, ensuring comfort year-round. The property offers communal garden grounds and resident parking, providing convenience in a well-maintained setting.

Location

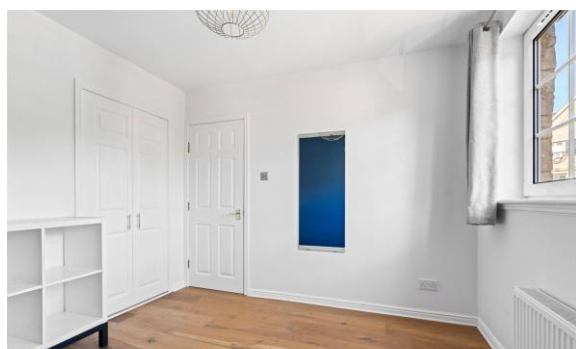
Roseburn is a vibrant area of Edinburgh, well-known for its charming local shops, cafes, and excellent transport links to the City Centre. The area is surrounded by green spaces, including the popular Roseburn Park, offering recreational opportunities. The nearby tram and bus services provide quick access to the city and beyond, making it an ideal location for commuters and families alike.

Fixtures and Fittings

All blinds, curtains, and light fittings are included in the sale of this property. Please note that other items may be available through separate negotiation.

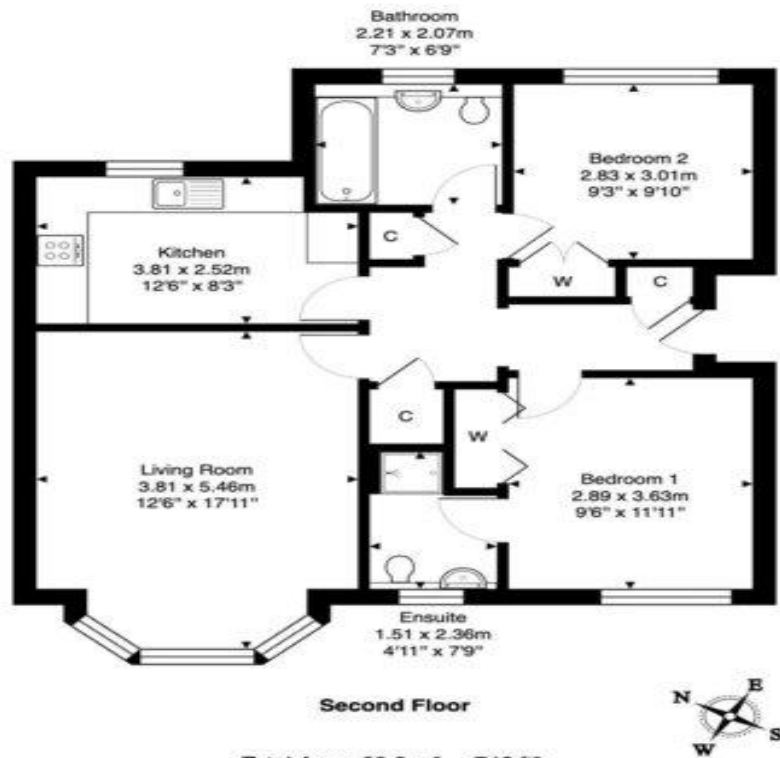
Viewing Details

By appointment contact Simpson & Marwick



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		