



40/35 Roseburn Crescent Roseburn, EH12 5PT

Two Bedroom, First Floor Flat within Popular Residential Retirement Complex. Viewing Highly Recommended.

- Spacious First Floor Apartment
- Large Lounge with garden outlook • Fitted kitchen
- Two bedrooms • Shower Room • Mature gardens • Over 60's



Description

Welcome to Flat 35, 40 Roseburn Crescent, a first-floor, two-bedroom apartment forming part of Roseburn Court, an established retirement complex. The accommodation comprises an entrance hallway with a storage cupboard; a spacious lounge/dining room; a fitted kitchen with ample storage; a principal bedroom with double built-in wardrobe; a second bedroom with a walk in cupboard; and a shower room.

Location

Roseburn lies west of the city centre, close to Murrayfield Stadium and convenient to a frequent public transport service operating to many parts of the city with the tram service also nearby and Haymarket train station a comfortable walk/ short bus journey away. There are a selection of local shops including a Tesco Express as well as a large Sainsbury's Supermarket at nearby Westfield. The city bypass is easily accessible linking up with major motorway networks.

Garden and Parking

Shared landscaped Gardens and permit parking available.

Note

A factoring fee is payable to Hanover Housing Association, covering the maintenance and cleaning of all communal areas, including the gardens, communal lighting, alarm system and buildings insurance. Further benefits include gas central heating, double glazing, secure entry, assistance pull cords and an emergency alarm system. The monthly cost is £232.

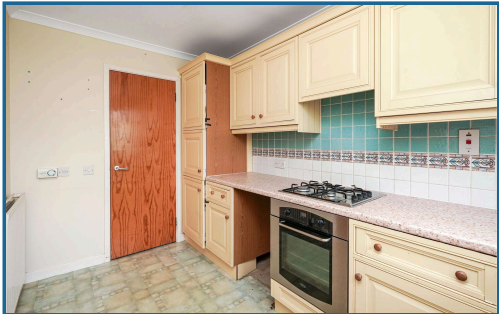
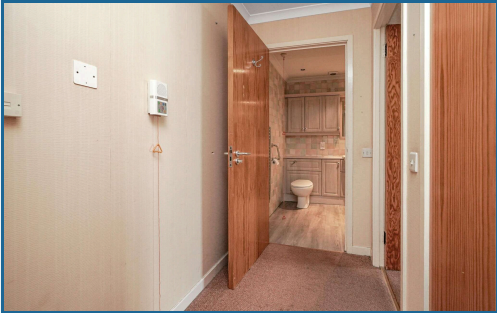
New residents must be aged 60 or over.

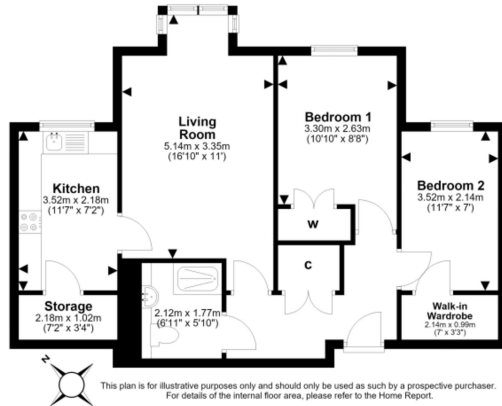
This property is sold as seen. No warranties will be issued by the Seller to the Purchaser.

Price And Viewing

For price and viewing information or further details on this property please contact agents 0131 220 7122

EPC Rating - C
Council Tax Band - C





Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract on offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a laser measuring device and are taken at the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. All layout plans are schematic diagrams for reference only and not to scale. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.

espc

tc young

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