

RALPH SAYER
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4/3 Russell Gardens

Roseburn, Edinburgh, EH12 5PG

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Enjoying a well-connected position in Roseburn, this spacious first-floor flat offers three-bedroom flexibility, two shower rooms and everyday convenience in a popular Edinburgh setting. Forming part of a modern factored development, the property is close to local amenities, green space and excellent transport links, while communal garden grounds and residents' parking add further practical appeal. Inside, a welcoming central hall with storage leads to a generous living/dining room, ideal for everyday use and entertaining, and a separate breakfasting kitchen with fitted units and space to sit and dine. The principal bedroom benefits from an en-suite shower room, while a second double bedroom and a versatile third bedroom or home office are served by the main shower room. The layout is practical and easy to live with.

Extras: All fitted floor and window coverings, light fittings, and integrated appliances are included.

Factors: James Gibb - £300 per quarter

Features

- Attractive first-floor flat in well-connected Roseburn
- Spacious accommodation with contemporary interiors
- Welcoming central hall with storage
- Generous, dual-aspect living and dining room
- Stylish fitted kitchen with breakfasting space and room for casual dining
- Principal double bedroom with en-suite and wardrobe
- Two further flexible bedrooms with wardrobes
- Modern shower room
- Communal garden grounds
- Allocated residents' car park and permit parking
- Gas central heating and double glazing throughout









Living/dining room, breakfasting kitchen and three bedrooms in Roseburn

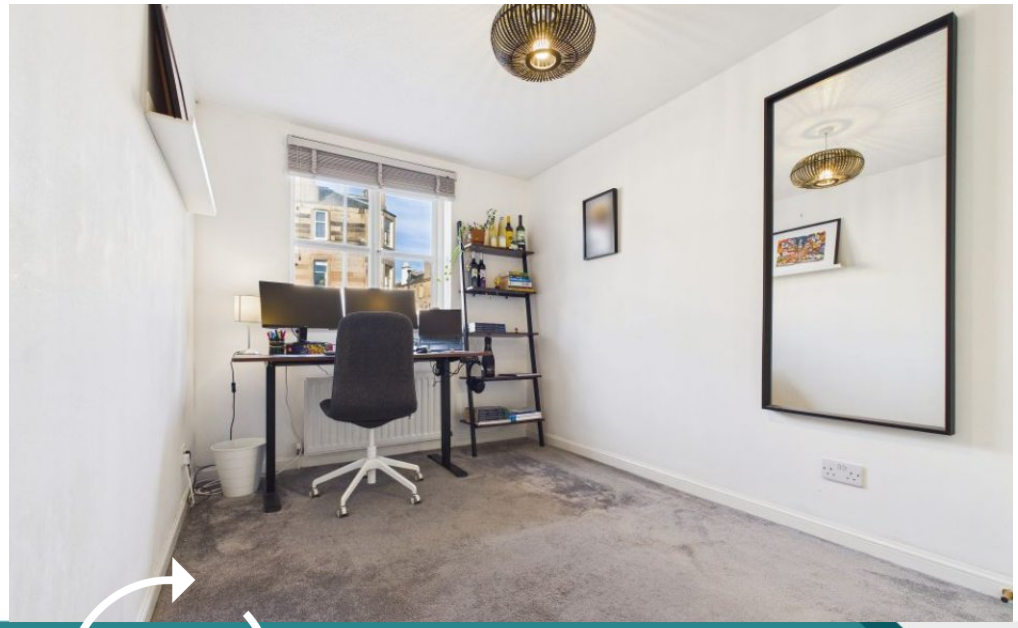














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Roseburn

Established west of the city centre on the banks of the Water of Leith, part of Roseburn falls within the Coltbridge and Wester Coates conservation area and is cherished for its rich architectural landscape and protected areas of natural beauty. Whilst just a short walk from bustling Haymarket and the desirable West End, within minutes you can also be strolling along the tranquil Water of Leith Walkway, taking in sights such as idyllic Dean Village along the way. Vibrant Roseburn Terrace is lined with a charming selection of local shops and services, including an express supermarket and a choice of traditional pubs, cafes, and restaurants. More extensive shopping facilities are available at nearby Craigleith Retail Park, or indeed in the city centre. Residents enjoy an array of sport and fitness activities right on their doorstep, including the Murrayfield Lawn Tennis Club, several gyms and sport clubs, and, of course, Murrayfield Stadium is just around the corner.

Roseburn is within the catchment area for excellent state schools and is also ideally situated for some of the capital's finest independent schools. Roseburn is exceptionally well connected and served by fantastic public transport links, including a comprehensive bus network and tram services between Edinburgh International Airport (calling at Haymarket station) and the city centre. Roseburn is also traversed by Route 1 of the National Cycling Network, which connects with various cycle and pedestrian paths across the city and beyond.

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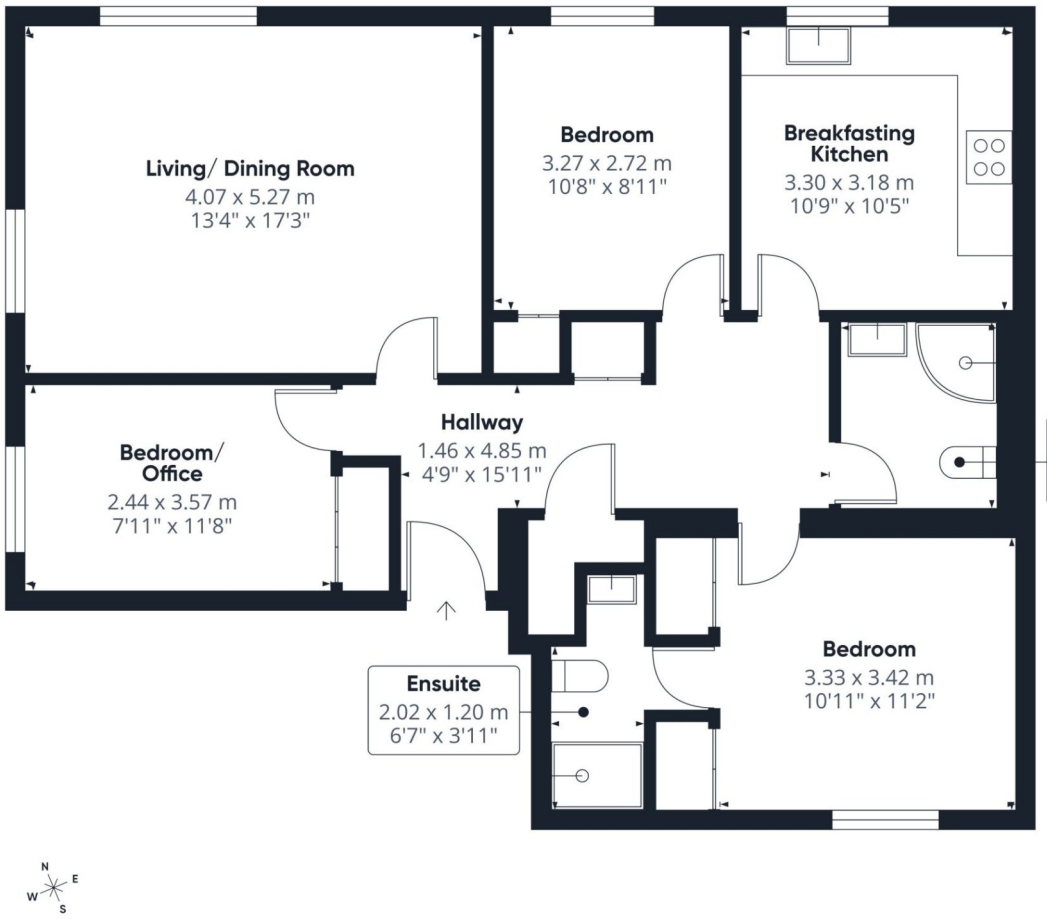
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Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

Floorplan



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Approximate total area(1)
84.7 m²
913 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

PROPERTY STUDIOS

Council Tax Band:	EPC Band:	Home Report Value:
F	B	£355,000