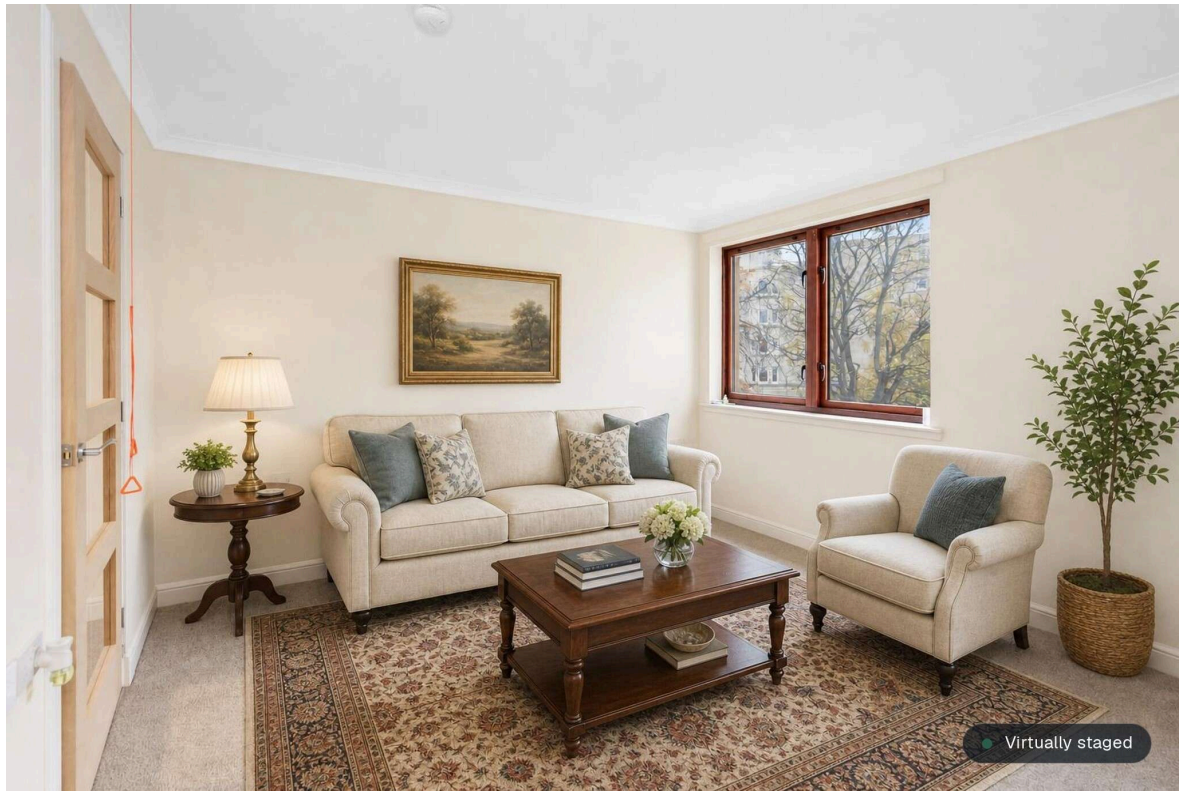


6/27 Roseburn Drive

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6/27 Roseburn Drive

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Viewing is essential to appreciate the true walk-in condition of this renovated first floor apartment forming part of a popular retirement development. Every effort has been made to create a secure and supportive environment for the residents, who can enjoy their independence with peace of mind knowing that assistance can be provided if required.

Living space

- Living/dining room with new doors
- Stylish revamped kitchen showcasing lovely dove grey Shaker units, co-ordinating worktops/splash-backs and on-trend feature wall panelling
- Double bedroom with mirrored wardrobe
- Refurbished bathroom featuring electric shower and full wet walling for easy maintenance

Features

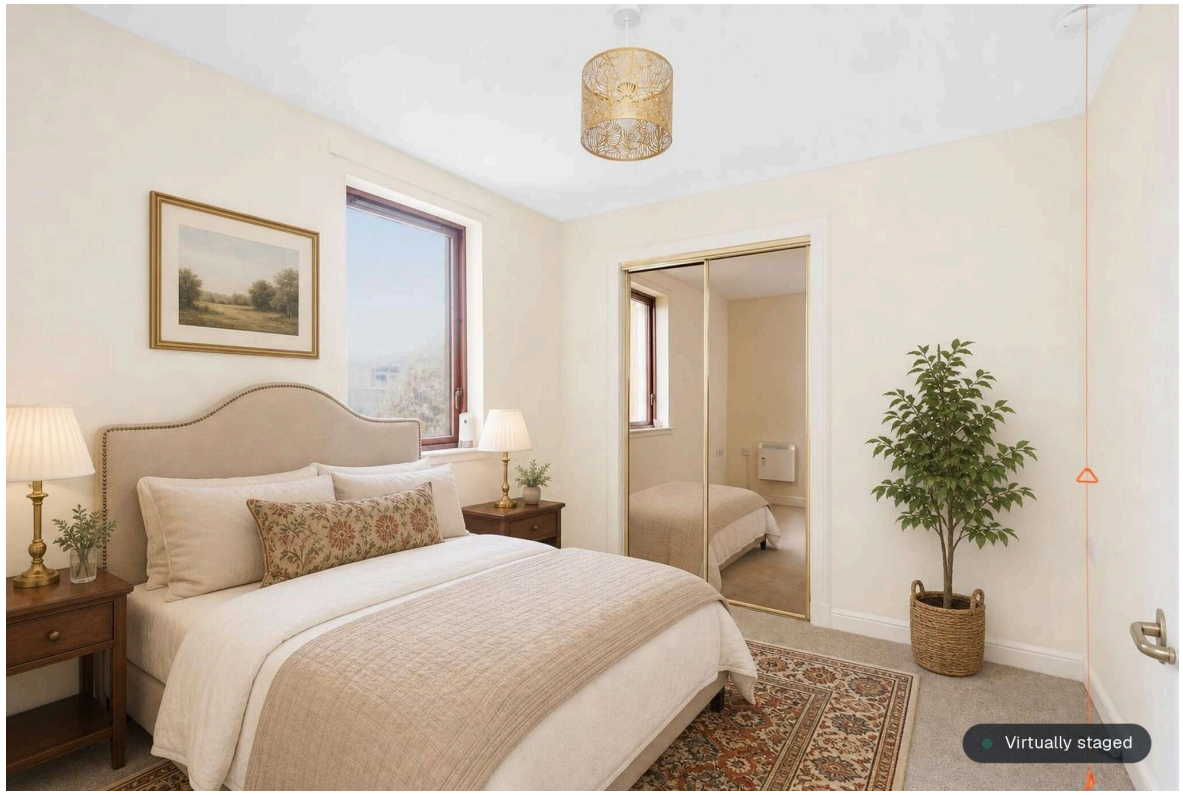
- Fresh decor
- Recently fitted carpets
- Double glazing
- Modern electric heaters
- Security video entryphone system
- Lift to all floors
- Fully factored development
- 24 hour call line service/emergency pull cords
- House Manager on site Monday to Friday mornings
- Communal lounge
- Bookable guest suite
- Basement storage area

Outdoors

- Beautifully kept shared gardens including an area of lawn and mature planted borders
- Permit parking for residents
- Transport links close at hand
- Wide variety of local shops

Energy Rating C, Council Tax Band D

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.







Approximately £173 per month payable to trinity factors (buildings cover included)

All fixtures, fittings and appliances are included in the sale.

Note: Actual photographs of rooms in their true state, with some photographs having computer generated furniture and decorative items to show the size and layout options available with rooms.

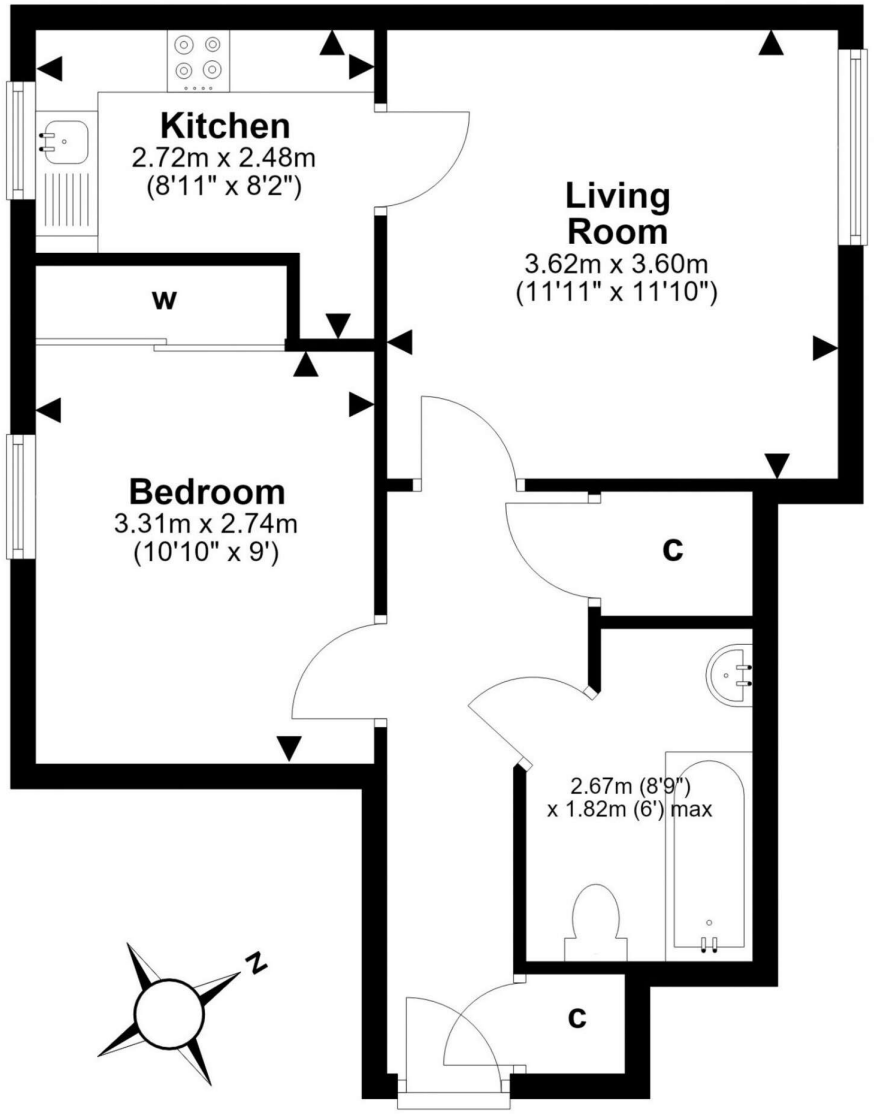
The property is located in the popular Roseburn area of Edinburgh, which lies to the west of the city centre. The property is beautifully positioned to take advantage of an excellent range of shopping outlets in the vicinity, mainly small specialist shops serving the local community. There is a Tesco Express on nearby Roseburn Terrace and a large Sainsbury Supermarket at Westfield Road. An alternative choice is available at Corstorphine Village and the Gyle Shopping Centre, with Hermiston Gait just a little further afield.. Heading in an easterly direction, the city centre itself can be easily accessed. Leisurewise the choice is excellent and includes established clubs and organisations, Edinburgh Zoo, and Rugby Stadium. Nearby bus and trams services operate to other parts of the city and surrounding areas, whilst Haymarket Railway Station is only a short journey away. Travelling westwards by car on the A8 allows link-ups to the city bypass and main motorway networks.











This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.

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