

ELP Arbuthnott McClanachan
solicitors & estate agents

20/6 ROSEBURN MALTINGS

Edinburgh, EH12 5LL

Beautifully presented

Two bedroom, first floor flat

Situated within a modern, established development in the popular Roseburn area of Edinburgh, this beautifully presented two-bedroom first-floor flat offers spacious, well-proportioned accommodation and is presented in walk-in condition. With well-maintained communal areas, attractive grounds and the added benefit of a lift to all floors and allocated parking, this appealing property is ideally suited to first-time buyers, professionals or buy-to-let investors. The property is accessed via a well-kept communal entrance, leading to a welcoming hallway with useful storage. The spacious lounge is a particularly attractive feature, boasting a charming bay window which allows natural light to flood the room. A glazed door opens onto the balcony, providing an ideal spot to relax and enjoy some outdoor space. The lovely kitchen diner is both stylish and practical, fitted with modern units and appliances. Three windows create a bright and airy atmosphere, while the breakfast bar provides a convenient space for casual dining. There is also ample room for a table and chairs, making this a versatile space for everyday living and entertaining. The generous principal bedroom benefits from two built-in wardrobes and an en-suite shower room, complete with shower cabinet and vanity unit. The second double bedroom is equally practical, offering two built-in wardrobes. Completing the accommodation is a well-appointed family bathroom, fitted with a bath and overhead shower, together with a vanity unit. An excellent opportunity to acquire a spacious, well-maintained property in a popular Edinburgh location.

Key Features

Communal entrance with lift to all floors
Hallway with storage
Lounge with balcony
Kitchen diner
Master bedroom with ensuite
Further double bedroom and a family bathroom
Double glazing and gas central heating
Fibre optic broadband 300mbs
Communal grounds and an allocated parking space
Factored by Hacking and Paterson - approx. £145 per month, includes maintenance of common areas and buildings insurance









Roseburn

Roseburn is situated to the west of Edinburgh's city centre and offers an excellent range of local shops including a Tesco Direct with a Sainsbury's supermarket only slightly further afield. Haymarket train station, the West End and Princes Street are only a short walk or bus/tram journey away offering all the facilities of the city centre with the trams and buses also linking directly with Edinburgh International Airport. The city of Edinburgh bypass linking the main Scottish motorway network is also close at hand, providing an ideal base for the commuter. Nearby leisure facilities include the open spaces of Roseburn Park, Murrayfield Sports Stadium, Murrayfield Ice Rink and Edinburgh Zoo with the Water of Leith walkway providing pleasant walks and linking with the fashionable Stockbridge district of the city.

Extras

All fitted floor coverings, curtains (except lounge curtains), blinds, light fittings, oven, hob, fridge freezer, dishwasher, washing machine are included in the sale (no warranties given). Furniture currently at the apartment can be included.

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

E

Home Report Valuation

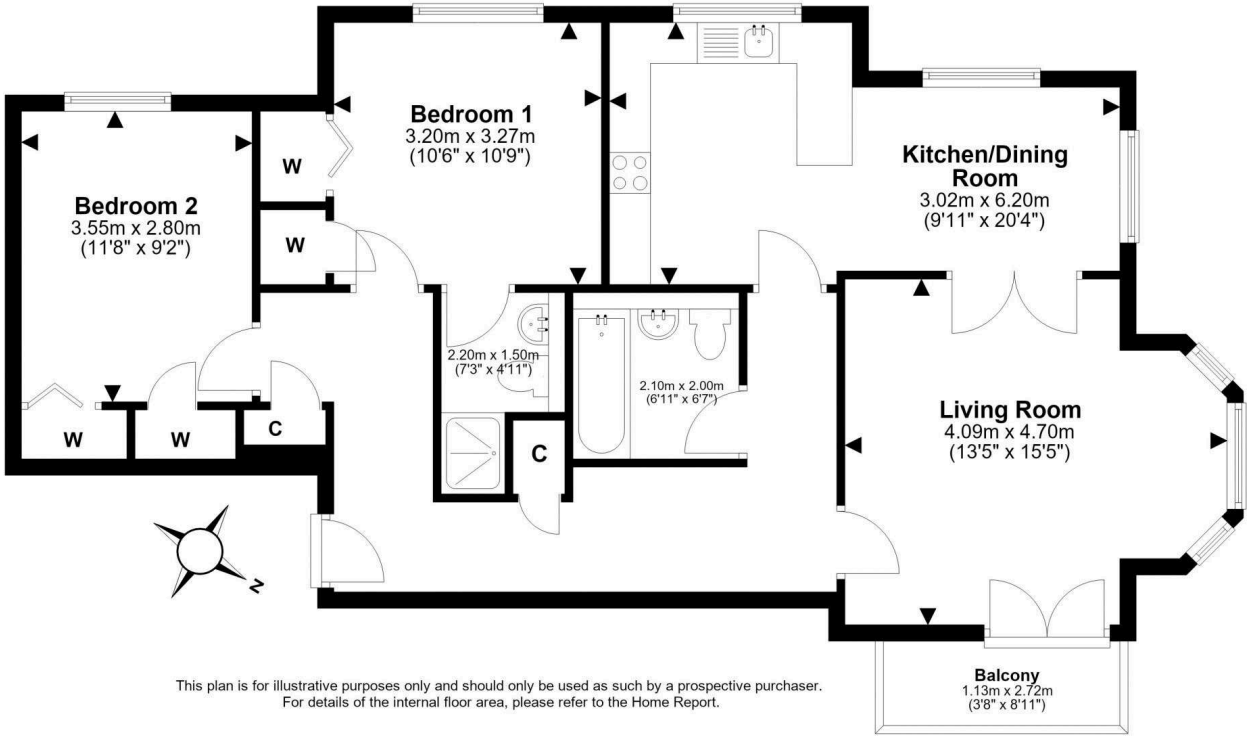
£330,000

EPC Rating

C

Tenure

Freehold



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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