



lindsays

11/4, Roseburn Maltings,
Roseburn, Edinburgh, EH12 5LY

"A wonderfully light and spacious first floor apartment quietly situated in a modern landscaped development just minutes from the city centre"

- Hall
- Elegant bay windowed sitting/dining room
- Kitchen/breakfast room
- Master bedroom with fitted wardrobes and en-suite shower room
- 2 further bedrooms with fitted storage
- Shower room
- Gas central heating
- Double glazing
- Secure door entry system
- Requires some modernisation
- Private allocated parking space
- Visitor parking

EPC Rate C

OFFERS OVER £320,000



Description

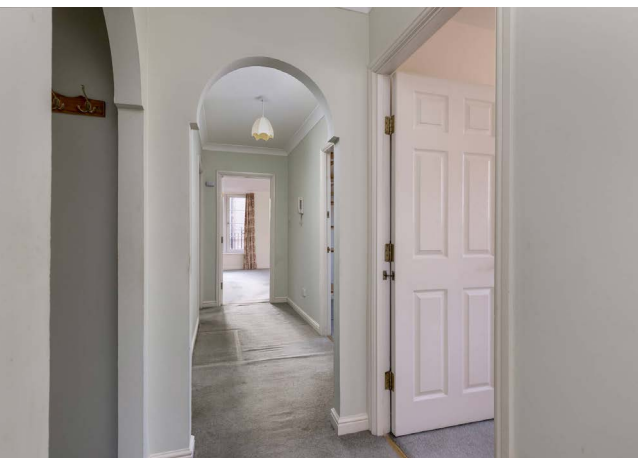
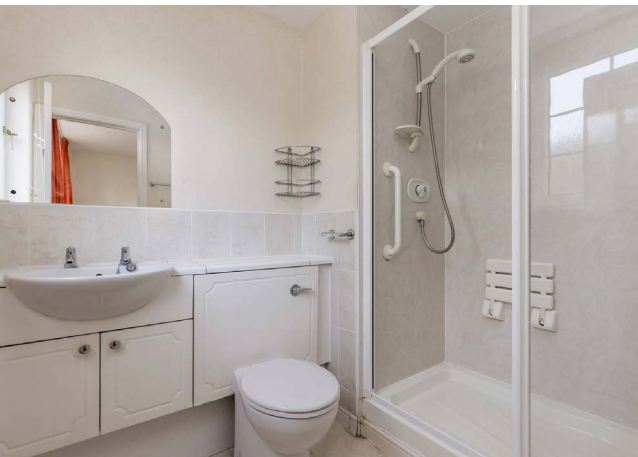
Forming part on an exclusive landscaped development, this exceptionally light and spacious first floor apartment would now benefit from a degree of modernisation but offers an excellent opportunity to create a unique and stylish home in a great location. The sitting/dining room is predominantly south/west facing with a deep bay window and a side window flooding the room with light and offering leafy views to the development. The kitchen/breakfast room has a practical layout and has both integrated and free standing appliances (not warranted). The spacious master bedroom has fitted wardrobes and an en-suite shower room, there are two further comfortable bedrooms both with fitted storage and a further shower room. Additional benefits include gas central heating, double glazing and a secure door entry system.

Area

Roseburn is located within the popular district of Murrayfield, just to the west of the City Centre, within a few minutes' walk of the Murrayfield Tram Station and 15 minutes' walk from Haymarket Railway Station. The immediate locality benefits from a good selection of shops and services including a Tesco Metro and is within walking distance to Sainsbury's Murrayfield. Roseburn also plays host to a number of popular restaurants, cafes and bars, all literally around the corner from the property. There are regular bus services which lead to and from the City Centre and to many surrounding areas. Good public schooling is available from nursery to senior level and private schools nearby include St George's School for Girls, Mary Erskine and Stewart's Melville. Murrayfield Rugby Stadium, Tynecastle Park and Murrayfield Golf Course are all readily accessible. The out of doors enthusiast will also appreciate proximity to the Water of Leith walkway and there are several local access points to the city's cycle path network. There are links westwards to the City Bypass, M8 and M9 motorway networks, the Queensferry Crossing as well as Edinburgh International Airport. Also, westwards are the Gyle Shopping Centre, the Edinburgh Business Park at South Gyle and The Royal Bank of Scotland Headquarters at Gogar.

Viewing

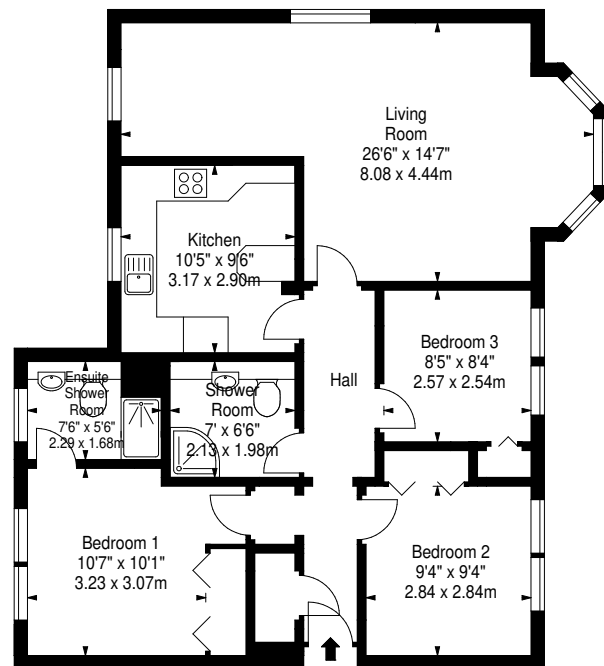
by appointment contact Lindsay's



**Roseburn Maltings,
Edinburgh,
Midlothian, EH12 5LY**



Approx. Gross Internal Area
924 Sq Ft - 85.84 Sq M
For identification only. Not to scale.
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First Floor

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Prospective purchasers are requested to note formal interest with Lindsay's as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.