

Flat 13 Murrayfield View, 28 Roseburn Place Edinburgh, EH12 5NX

OFFERS OVER £250,000



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- Large 2-bedroomed south-facing retirement flat
- Larger style flat in over-60's development with lift
- Excellent layout, sunny aspect and convenient location
- Dual aspect living/dining room with balconette
- Separate fitted kitchen/appliances
- 2 good double bedrooms and shower room
- Residents' gardens and ample parking
- EPC D and Council Tax Band E

Description

This desirable property is a spacious yet easily managed 2-bedroomed flat suitable for the 'Over 60's' only. It occupies a prime position affording a rare triple aspect on the first floor of a much admired development. The well-presented property (74 sqm) is warm and very sunny with electric heating complemented by UPVC double glazing. There is a welcoming reception hall incorporating two storage cupboards and entry handset. The public room boasts a wide south-facing bay window to front and west-facing French doors/balconette. There is a separate fitted kitchen complete with window and built-in appliances. Both bedrooms are large doubles with wardrobes and the original bathroom has been transformed into a stylish shower room for added convenience. Fittings and services have been carefully considered allowing mature purchasers to get the best of their later years including freedom, security and peace of mind.





The Development

Purpose-built by McCarthy & Stone around 2000, Murrayfield View is an attractive complex of 71 flats. It provides a 6-person passenger lift, 24-hour Careline alarm service, in-house manager (mostly available 9-5pm), residents' lounge, laundry room and guest suite (for family and friends). The management fee is approximately £35 per week (including Building's Insurance). New residents are accepted from 60 years of age and must be approved for suitability.

Location

Roseburn Place is quietly located less than two miles from Edinburgh's West End, leisure facilities and major art galleries. A Tesco store, doctor's surgery, hairdressing salon, park and tram stop are quite literally yards away. Excellent bus services operate and Haymarket rail station is also close by (1/2 mile away).

Gardens and Parking

Murrayfield View is set within attractive mature grounds bounded by the delightful Water of Leith. There are patios and parking for residents and visitors.

Extras

The carpets, curtains, blind, hob, oven, hood, fridge/freezer and bedroom 2 wardrobes are included in the sale price.

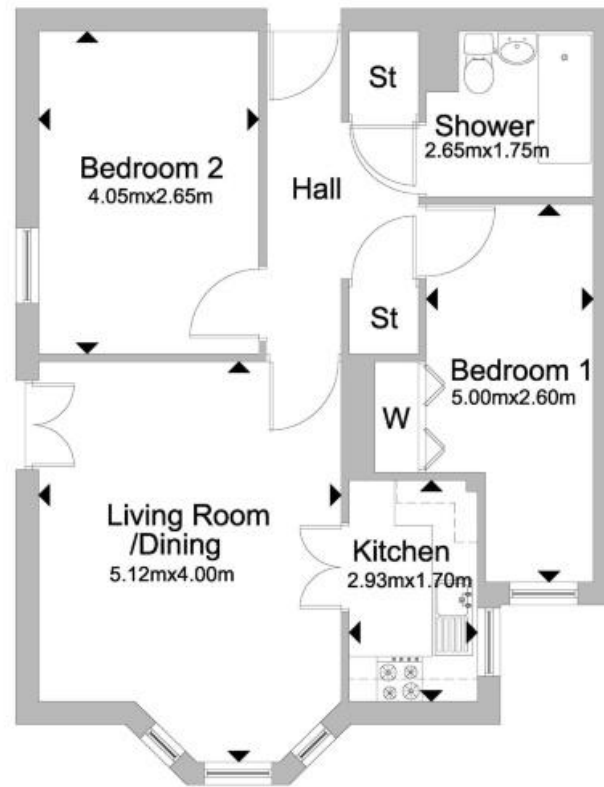
Home Report

The property has been valued by surveyors at £260,000 and the Home Report is available from the ESPC website.

Viewing

To view telephone Agent 0131 243 1230 (or 075958 20611 out with office hours).





FLOOR PLAN

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