

19/16 Russell Gardens

Roseburn, Edinburgh, EH12 5PP

VMH ESTATE AGENTS







Bright & spacious flat in desirable Roseburn, set in a modern development convenient for city centre

- Sitting/dining room
- Kitchen
- Double bedroom
- Bathroom
- Views of Pentland Hills
- Bright & well proportioned
- Ideal for a first time buyer
- Secure entryphone system
- Excellent location close to local amenities
- Gas central heating & double glazing

Offers Over:

£190,000

D C Freehold

Further information can be found in the home report.

vmh.co.uk

About the Property

Located in the highly sought-after residential area of Roseburn, this attractive top-floor flat forms part of a well-regarded modern development close to local amenities and excellent transport links into the city centre.

The accommodation is bright, well-proportioned and thoughtfully laid out, offering spacious living throughout and presented in excellent order. This property represents a fantastic opportunity for a range of buyers looking for a comfortable and convenient home in a desirable location.

Extras

To include all fitted carpets and fitted floor coverings, blinds, curtains, light fittings, hob, oven, fridge/freezer and washing machine.

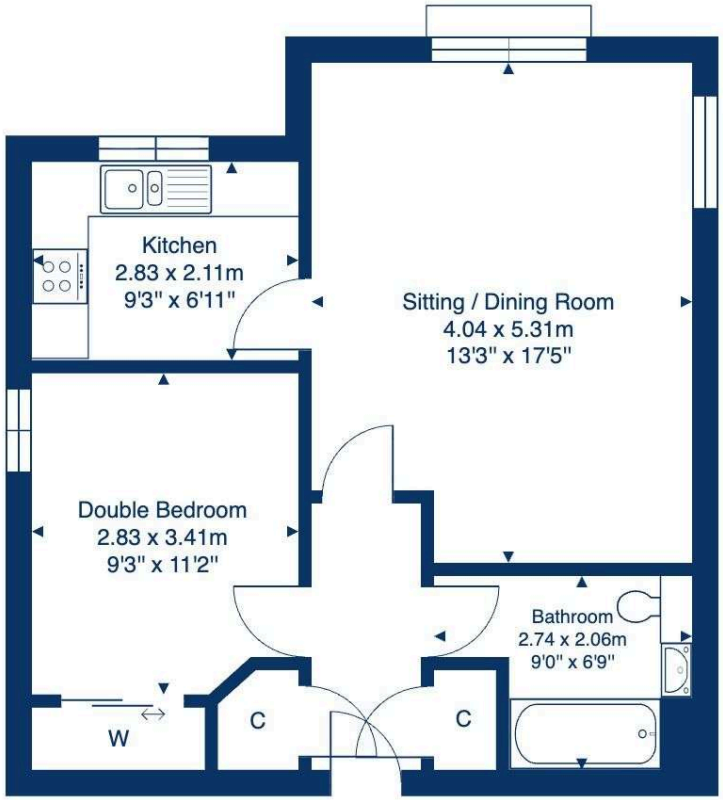






Floor Plan

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Third Floor



Total Area: 49.5 m² ... 533 ft²

All measurements are approximate and for display purposes only.

Location

The Roseburn area is situated within a 5 minute drive of the city centre and offers residents a wide range of local amenities including convenience stores, restaurants, bars, larger shopping facilities can be found at Craigleith Retail Park. For the sports enthusiast there are golf courses at both Ravelston and Murrayfield, tennis courts and access to walks along the Water of Leith. For rugby followers the renowned Murrayfield Stadium is within walking distance. The area is well placed for ease of access to the City Bypass, Edinburgh International Airport and all central Scotland's motorway links. There are numerous regular bus services which operate to and from the city centre and a tram stop adjacent to Murrayfield Stadium.

Management

The development is factored and maintained by James Gibb for a monthly cost of approximately £89.00 which includes block buildings insurance.

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