





23/7 Roseburn Maltings, Edinburgh, EH12 5LL

'Superb sized and bright 3rd (top) floor flat within sought after modern built development.'

Hallway, fabulous lounge/dining room with doors leading to sunny facing balcony, breakfasting kitchen with built in appliances, master bedroom with ensuite shower room, 2 further double bedrooms and bathroom. Hatch to loft space. View towards Edinburgh Castle. Gas central heating double glazing. Entry phone system. Allocated parking space, visitor's parking and bike store within landscaped grounds.

Roseburn Maltings, off Russell Road, lies close to the West End of Princes Street and is therefore ideally placed for those working or wishing to take full advantage of living within a cosmopolitan European capital. Alternatively, major access roads and Haymarket Railway Station allow for ease of travel outwith the city with the local tram service running to Edinburgh Airport. Within the immediate vicinity there is a wide range of independent shops, Tesco Express, Scotmid Co-operative, bars and restaurants along with public parks, Murrayfield Stadium, sports clubs, National Galleries and Water of Leith Walkway. Highly acclaimed schooling is available at both state and fee paying levels to include Roseburn Primary, Craigmount High, St George's School for Girls, Mary Erksine Stewart Melville, Fettes College and Edinburgh Academy.

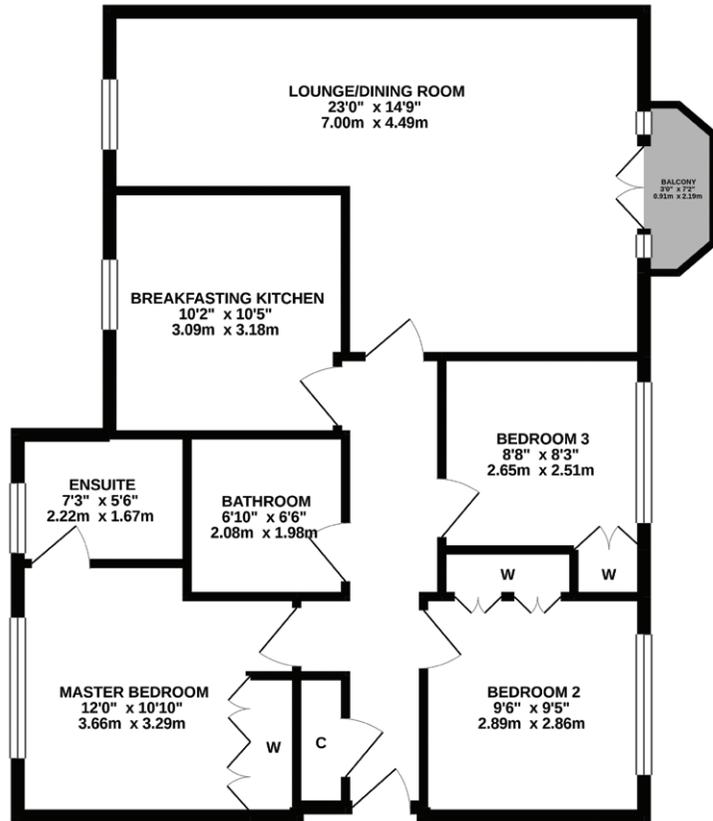
Note

Please note there is an annual factoring charge of approximately £1,000 which includes buildings insurance. Optic fibre has also been installed within the block.

EPC RATING C



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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These particulars, whilst carefully prepared, are not warranted as accurate and do not form part of any contract of sale.
 All measurements are approximate and are not warranted.
 No warranties are given by the seller or the selling agents as regards (a) the state of repair of the property, (b) whether or not the property is affected by any Statutory or other Notice or Planning Proposal, (c) whether or not Building Warrant and other necessary Consents have been obtained for any alterations or additions which may have been carried out to the property, (d) whether or not any replacement windows which may have been fitted comply with Building Regulations and (e) whether or not any Guarantees exist for any Specialist treatment works which may have been carried out at the property. Any purchaser shall require to carry out his own investigations in respect of such matters. Interested parties should have their own Solicitors note interest with ourselves in order that they might be advised of any closing date which may be set for offers. The sellers do not bind themselves to accept the highest or any offer which may be received for the property.

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