

21/7 RUSSELL GARDENS  
ROSEBURN, EDINBURGH, EH12 5PP

CURRAN & CO  
PROPERTY





## 21/7 RUSSELL GARDENS ROSEBURN, EDINBURGH, EH12 5PP

### OFFERS OVER £320,000



'21/7 Russell Gardens is an immaculately presented apartment, forming part of a leafy residential development in the sought after Roseburn'

- Top Floor Apartment
- Generously Proportioned Living Space
- Breakfasting Kitchen
- Three Double Bedrooms
- Bathroom & Ensuite Shower Room
- Gas Central Heating & Double Glazing
- Residents Carpark
- Communal Gardens



#### Description

21/7 Russell Gardens is an immaculately presented top floor apartment, forming part of a leafy residential development in the sought after Roseburn area of Edinburgh. One of the largest properties within this prestigious Cala development, this superb apartment is generously proportioned throughout and enjoys pleasant views.

Entered through well-maintained communal stair via a secure door entry system, the accommodation comprises: entrance hall with two storage cupboards and access to attic storage space; living room with dual-aspect windows; dining kitchen with integrated gas hob and extractor hood, electric oven, fridge/freezer, dishwasher, recently fitted washing machine and elevated breakfast bar; master bedroom with two deep mirrored wardrobes and en-suite shower room with vanity unit providing storage; double bedroom two with fitted wardrobes; double bedroom three with storage cupboard and family bathroom with shower over bath and fitted vanity unit storage.

Further benefits of this property include gas central heating (with a recently fitted Worcester combi boiler); double glazing; wood flooring throughout the hall, living room and kitchen, and high-quality fixture and fittings including sockets with USB ports.

Extras to be included in the sale are: all carpets and floor coverings, curtains and blinds, and integrated kitchen appliances.

Externally there are well-manicured communal grounds and residents carpark.

#### EPC Rating

The energy efficiency rating for this property is C.

#### Council Tax

This property is subject to council tax band F.

#### Location

Regarded as one of Edinburgh most desirable districts, Roseburn is situated a comfortable walking distance from the West End of Edinburgh

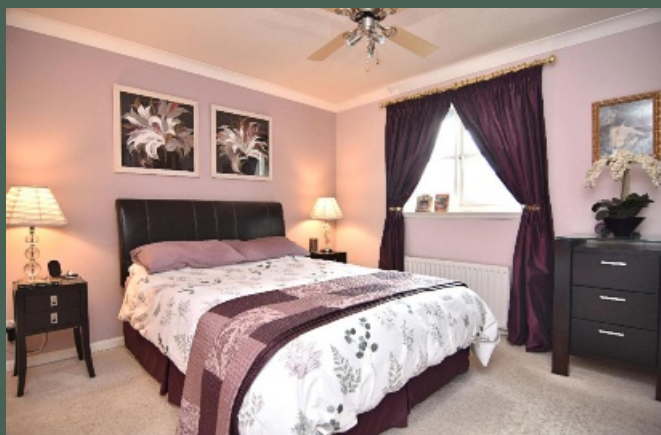
and borders Murrayfield, famous for housing Murrayfield Stadium, the home of Scottish rugby. Everyday shopping requirements can be met at nearby Roseburn Terrace which boasts a Tesco Express, cafes, pubs, and independent shops. More comprehensive shopping facilities are available at Craigmile Retail Park and the Gyle Shopping Centre. Roseburn Park, Corstorphene Hill and the Water of Leith are all close at hand for outdoor activities in addition to several golf courses. School is well represented in the local area, both in the private and public sector. Excellent public transport links provide regular access into the city centre and surrounding areas, as well as Haymarket Railway Station situated within walking distance. By car, the city bypass and access to major motorway networks are within easy reach.

#### Viewing

Viewing is by appointment. Please contact our office to arrange.











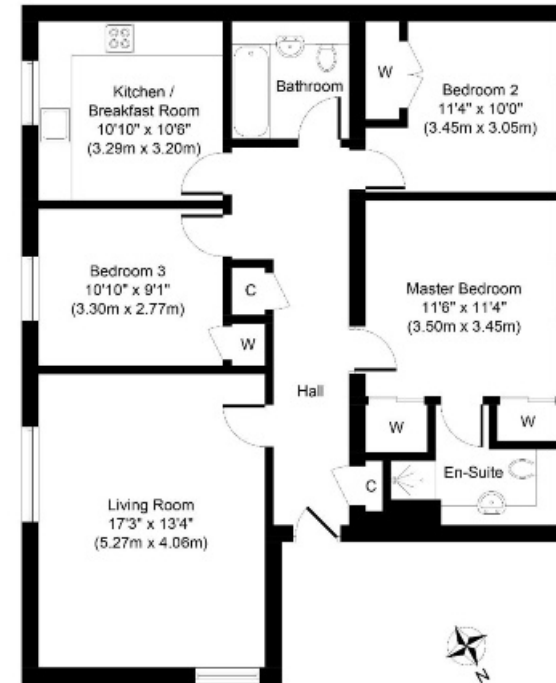
# CURRAN & CO PROPERTY

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**Third Floor (Top Floor)**  
**Approximate Floor Area**  
**988 Sq. ft.**  
**(91.78 Sq. m.)**

## Disclaimer

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of a contract.  
All measurements are approximate and are generally taken from the widest point.