





McEwan Fraser Legal

Solicitors & Estate Agents

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28/9 Roseburn Place

ROSEBURN, EDINBURGH, EH12 5NX

28/9 ROSEBURN PLACE

McEwan Fraser Legal are delighted to present this bright attractive one bedroom retirement apartment that occupies a prime position within this well-kept and popular McCarthy & Stone modern development. The flat is entered from a communal hallway and has a lift as well as stairs to all floors. Access to well maintained communal garden grounds, private residents parking, a full-time house manager and emergency pull cords throughout.

The accommodation briefly consists of an entrance hallway, with access to all rooms and a large storage cupboard. The most impressive lounge with dining area is flooded with light thanks to a door to the side of the building. Providing access to the communal gardens with a private door gives the ability to enter the outdoors with great ease and also allows for keeping some pots of plants yourself. The well proportioned with a fully fitted kitchen which is separate from the lounge and has wall and base units with a range of white goods appliances. The property has one large double bedroom that has wardrobes built in, as well as providing space for free-standing furniture if required. The property is completed by the bathroom with a walk-in shower completed in autumn 2012 and includes a white three-piece suite suitable for those with mobility difficulties and this has been very recently installed to a high standard. A large benefit of this property is that is it situated on the ground floor, therefore, no reliance on this becomes a bonus.

Electric panel heaters have been installed and this along with comprehensive double glazed window units should help ensure a warm yet cost effective living environment. There is also ample residents parking in the development's car park and community events taking place in the communal areas to create an excellent social dynamic place to live.















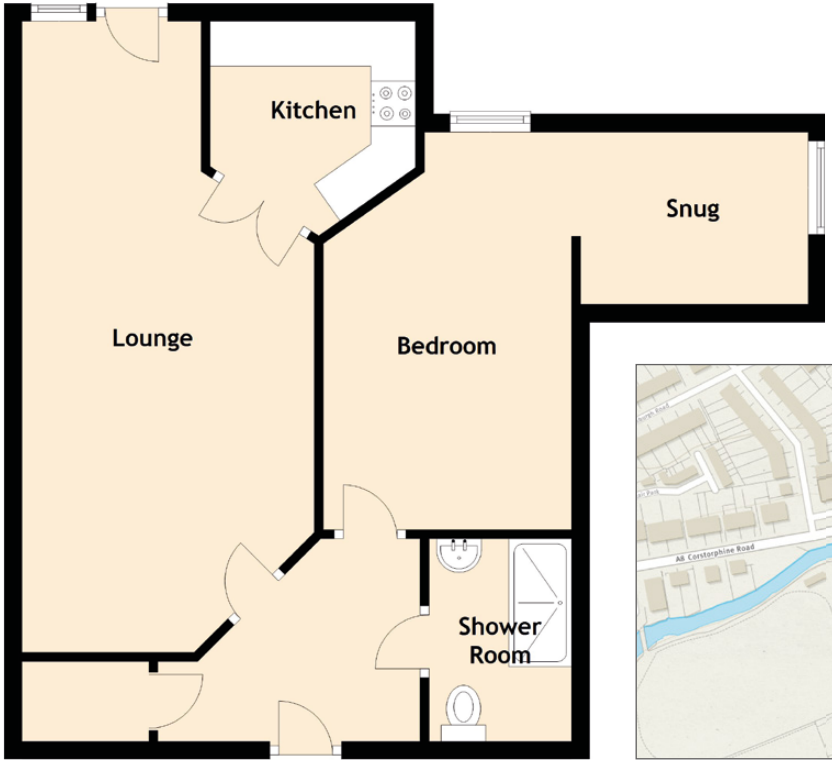




A BRIGHT AND ATTRACTIVE ONE BEDROOM RETIREMENT APARTMENT







Approximate Dimensions
(Taken from the widest point)

Lounge	7.04m (23'1") x 2.00m (6'7")
Kitchen	2.61m (8'7") x 2.29m (7'6")
Bedroom	4.16m (13'8") x 2.77m (9'1")
Shower Room	1.99m (6'6") x 1.59m (5'3")
Snug	2.54m (8'4") x 1.92m (6'4")

Gross internal floor area (m^2): 51m^2

EPC Rating: C

TRAM LINKS

LOCAL AMENITIES

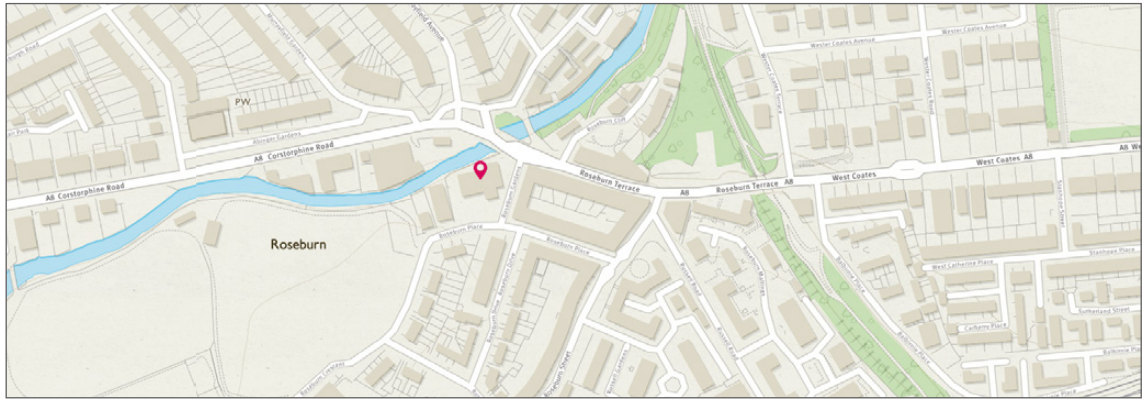


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Part Exchange Available

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