



EXTRAS

Included in the sale are all floor fittings, light fittings and blinds. All integral kitchen appliances.

COUNCIL TAX BAND - E



OFFERS TO:

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HOUSE SALES

If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.



EDINBURGH

19/19 ROSEBURN MALTINGS

ROSEBURN

FIXED PRICE £199,950

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**LUXURY 4TH FLOOR FLAT IN
POPULAR DEVELOPMENT
IDEAL FOR CITY CENTRE LIVING**

**HALL WITH EXCELLENT
STORAGE SPACE
LOUNGE/DINING AREA
KITCHEN/DINING AREA
2 DOUBLE BEDROOMS
MASTER EN-SUITE
FAMILY BATHROOM
GAS CENTRAL HEATING
DOUBLE GLAZING
LIFT & ENTRY PHONE
ALLOCATED PARKING**

General Description

The property offered for sale is situated in the popular Roseburn Maltings development which lies within the West of the City beyond Haymarket and close by to Murrayfield Stadium. A fantastic range of shops, restaurants, pubs and cafés are nearby with only a mile to the west of Princes Street and the Castle (and a minute from one of the best bus routes in the city). Alternatively, the walk to the centre takes about 12 minutes. Access to the city bypass, the airport and motorway network is relatively fast and easy.

The property offered is a fourth floor apartment which offers spacious, well planned accommodation in move-in condition. The property briefly comprises from entrance hall, lounge/dining area, kitchen/dining area, 2 double bedrooms, master en-suite shower room and a family bathroom. The property benefits from ample storage cupboards, gas central heating, double glazing, television and telephone connection points throughout. There is a security entry phone system, lift, allocated parking space and attractively landscaped shared gardens.

Accommodation

ENTRANCE

The shared entrance hall, stairs and lift are well lit and decorated and there is a security entry phone system.



KITCHEN/DINING AREA

7.12m x 2.71m (23'04 x 8'11)

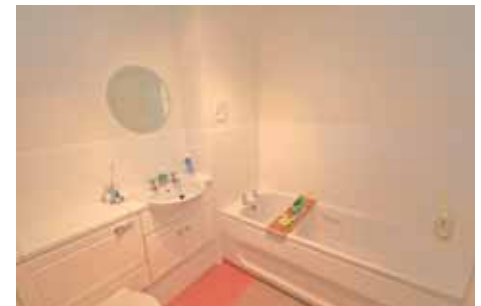
Spacious kitchen with both breakfast bar and separate dining area, the kitchen is beautifully fitted with a quality range of wood base and wall mounted units and tiling over the work surfacing and including a stainless steel sink unit and drainer fitted with mixer taps. Appliances include gas hob, built-in oven, integral washer/dryer and dishwasher. Window to the front aspect of the property. Vinyl flooring.

BEDROOM 1 3.25m x 3.22m (10'08 x 10'06)

Master bedroom with window to the side aspect of the property and two built in wardrobes. Fitted carpet, telephone and two television points.

EN-SUITE SHOWER ROOM

En-suite shower room fitted with a three piece suite including shower cubicle and both low level w/c and wash hand basin fitted into vanity unit. Vinyl flooring.



**VIEWING: TELEPHONE
07967595628 or GSB
PROPERTIES 01620 825368**

HALL

The spacious hallway gives access to all rooms in the flat and excellent storage space is provided in four separate cupboards. Entry phone handset, fitted carpet and coving to the ceiling.

LOUNGE/DINING AREA

5.90m x 4.76m (19'04 x 15'07)

A well proportioned room providing excellent living accommodation. A feature of this room is the large bay window to the front aspect of the property, and also a feature gas fire set in mantle. Coving to ceiling, fitted carpet and both television/telephone connection points.

BEDROOM 2 2.98m x 2.92m (9'09 x 9'06)

Double bedroom with wide window to the front aspect. Two built in fitted wardrobes. Fitted carpet.

BATHROOM

Beautifully fitted with a white wash hand basin, W/C in vanity unit and panel bath with tiled walls to dado level. Extractor fan and vinyl flooring.

PARKING

There is an allocated parking space for the property with ample visitor parking bays.