

23/6 Roseburn Maltings
Edinburgh
EH12 5LL

cameron stephen
solicitors & estate agents



accommodation

- Entrance hall
- Bay windowed sitting room
- Breakfasting kitchen
- Master bedroom with wardrobes & en suite shower room
- Second double bedroom with wardrobes
- Bathroom

features

- Allocated parking space
- Communal gardens
- Communal bike store
- Excellent storage throughout
- Gas central heating
- Double glazing
- Security entry phone

description

Fabulous second floor flat in an established modern development with private parking and well maintained communal gardens. Excellent location, ideal for access to the City Centre, with superb cycle paths, tram and bus stops all nearby. The accommodation comprises entrance hall with three storage cupboards, beautiful bay windowed sitting room, breakfasting kitchen with integrated appliances, master bedroom with fitted wardrobes and en suite shower room, second double bedroom with fitted wardrobe and bathroom with white suite and thermostatic shower fitting. The property benefits from gas central heating, double glazing and security entryphone and must be viewed to be fully appreciated.

The development is factored by Hacking & Paterson and a payment of approx £99 per month is payable and includes buildings insurance.

further information

EPC Band: C

Home Report Value £310,000

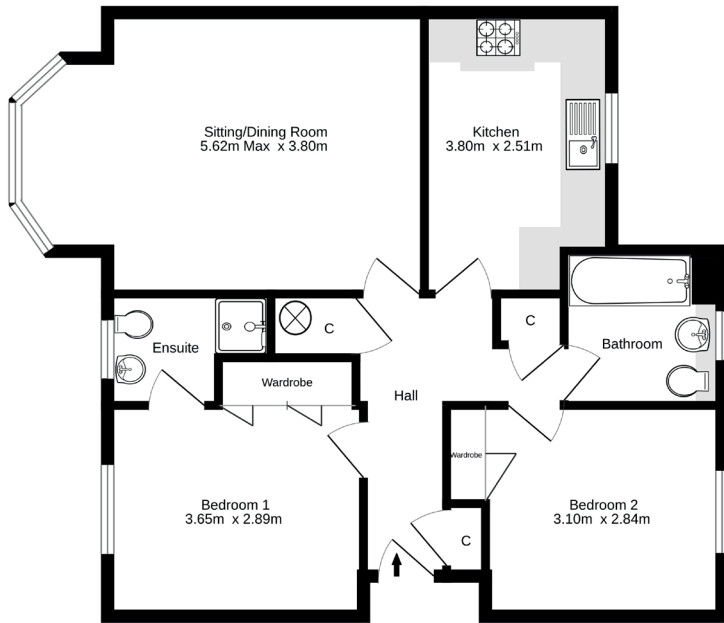
Items to be included: Fitted floor coverings, ceiling light fittings and integrated kitchen appliances.

asking price & viewing arrangements

For information on the asking price and viewing arrangements, please contact us on 07843 361731 or visit our website at www.cameronstephen.co.uk



Second Floor
67.7 sq.m. approx.



TOTAL FLOOR AREA: 67.7 sq.m. approx.
 Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of floors, 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.
 Made with Metropack ©2023



cameron stephen & co
 14 constitution street,
 edinburgh eh6 7bt
 tel: 07483 361731
 property@cameronstephen.co.uk
 www.cameronstephen.co.uk