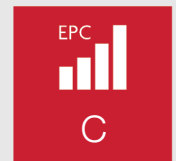
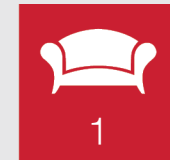




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3/1, Russell Gardens,

Roseburn, Edinburgh,
EH12 5PG





Summary

Quietly set on the ground floor of a modern development in Roseburn, this bright and airy ground-floor flat boasts easy access to the city centre, with shops, schools, restaurants and parks, as well as tram/rail/bus links. The flat is further accompanied by well-maintained shared gardens, a private lock-up garage, and residents' parking. The home also features a spacious living room, a breakfasting kitchen, three double bedrooms, with the principal benefiting from built-in wardrobes and an en-suite shower room, as well as a family bathroom. Extras: All fitted floor coverings, window dressings, light fixtures, integrated oven and hob, fridge freezer and dishwasher are included in the sale.

Factor: The factor is managed by James Gibb at an approximate quarterly cost of £300, including buildings insurance.

Features

- Ground-floor flat in Roseburn
- Part of a modern development
- Secure shared and phone entry system
- Entrance hall with storage
- Sunny dual-aspect living room
- Well-appointed breakfasting kitchen
- Main bedroom with wardrobes and an en-suite
- Two more double bedrooms with storage
- Modern family bathroom
- Well-kept communal grounds
- Private lock-up garage and residents' parking
- Gas central heating via a new boiler(2024)
- Double-glazed windows



“A three-bedroom, two-bathroom ground-floor flat enjoying a spacious living room with sunny dual-aspect overlooking quiet communal gardens.”





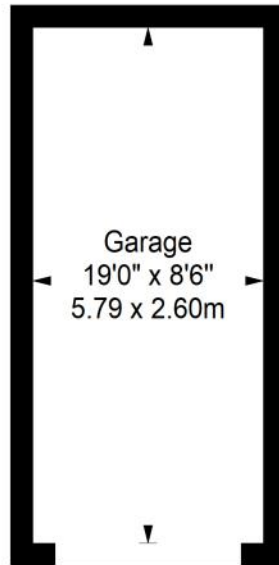


“The development is situated within walking distance of excellent amenities and attractions, scenic outdoor spaces and tram and rail links.”

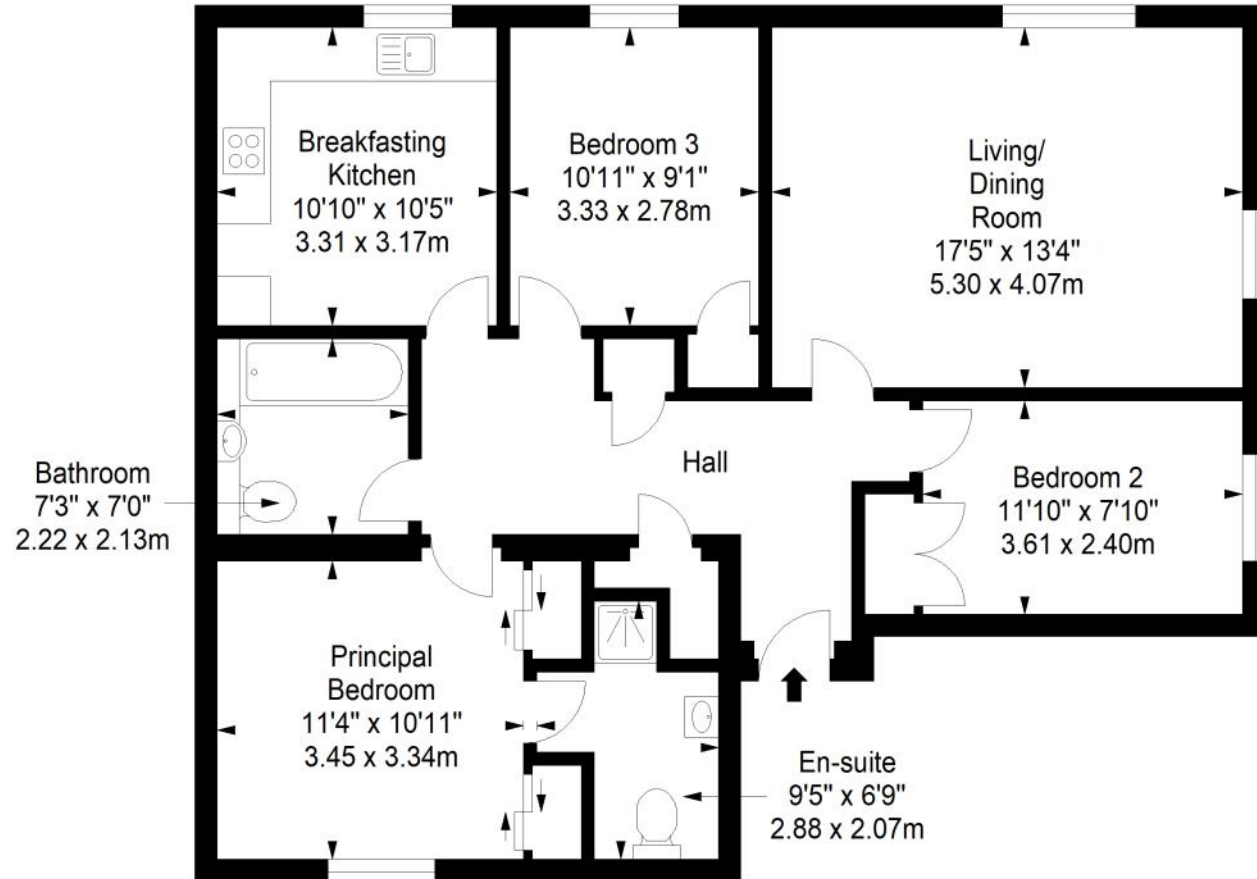


Floorplan

Garage
Approx. 15.1 sq. metres (162.5 sq. feet)



Ground Floor
Approx. 92.4 sq. metres (994.6 sq. feet)



Total area: approx. 92.4 sq. metres (994.6 sq. feet)



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