



6/51 Roseburn Drive  
Edinburgh EH12 5NS

Offers Over £155,000

**Caesar & Howie**  
*Solicitors & Estate Agents*



## 6/51 Roseburn Drive

### EH12 5NS

This a bright and spacious 4th floor apartment, part of a highly sought after retirement development and which enjoys an excellent position with south facing views from Juliet balcony. The property is in walk-in condition with many extras if desired. Further benefits include a house manager, residents lounge, 24hr care line alarm, bookable guest suite, basement storage section, attractive communal garden and residents car park. The location has easy access to local shops and amenities, public transport, Haymarket Station, Water Of Leith and recreational areas. Immediate/flexible entry available. Chain free.

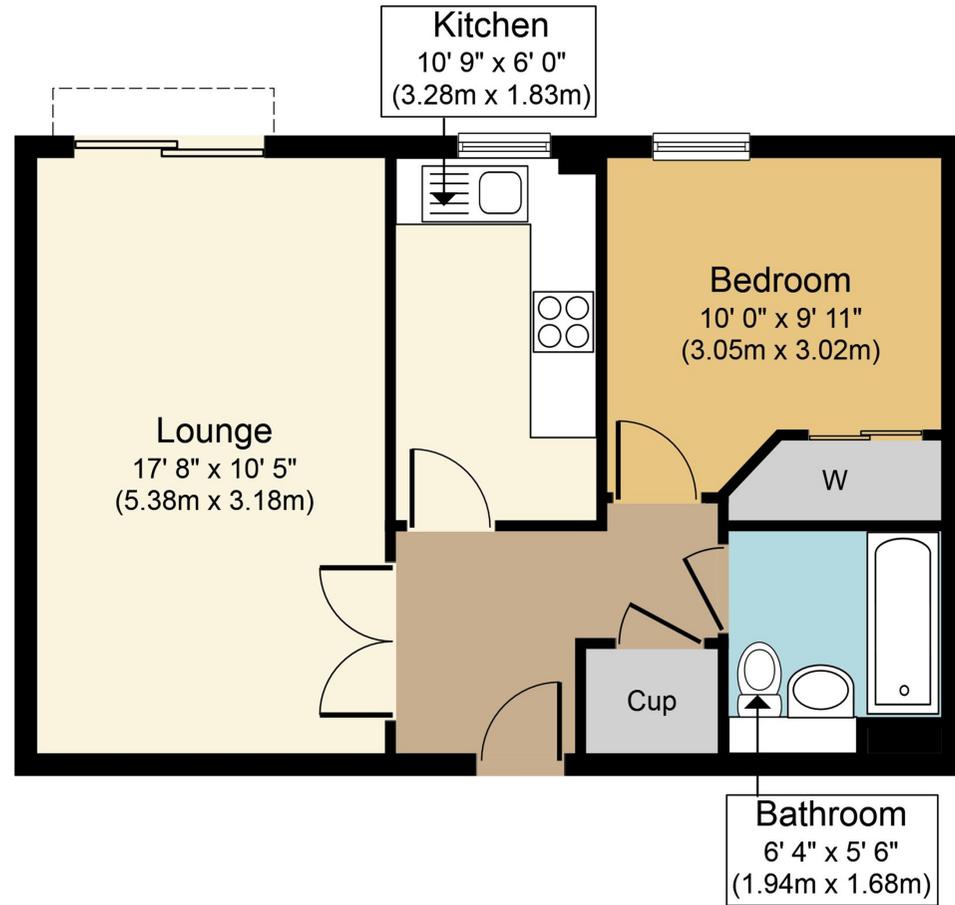
- **Secure entry/lift to all floors**
- **Hall/storage**
- **Bright/spacious lounge (Juliet balcony)**
- **Fully fitted kitchen**
- **Double bedroom (wardrobes)**
- **Bathroom with shower over bath**
- **Electric heating & DG**
- **Age requirements Min 60 (single person) or 55 & 60 (if couple).**
- **Factoring by James Gibb approx. £129.00 per month**
- **Council Tax Band D**
- **Residents parking & gardens**

Viewings: Strictly by appointment through Caesar & Howie on 01506 435306 or email [kma@caesar-howie.co.uk](mailto:kma@caesar-howie.co.uk)



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**Fourth Floor**

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