



Flat 10 Caiystane Court,
11 Oxgangs Road North, Colinton, Edinburgh, EH13 9AA.

CALL US ON 0131 447 4747

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For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Shared secured entry.
- Stairs & lift to upper levels.
- Reception hall with excellent storage.
- Attractive & generously proportioned living room/ dining room with dual aspect.
- Feature fireplace.
- Modern fitted Wren kitchen with appliances.
- Views to Pentland Hills.
- Two good-sized double bedrooms with fitted wardrobes.
- Shower room.
- Electric heating.
- Double glazing.
- Well-maintained communal grounds.
- Resident's parking available(annual fee).
- House manager.
- 24-hour Careline system.
- Communal lounge on ground & first floor.
- Laundry room.
- Guest suite.



GENERAL DESCRIPTION

A first floor flat, part of a sought-after retirement development in the desirable Colinton district of the city, ideally positioned for access into Edinburgh City Centre and close to a wide range of local amenities. The property is perfect for somebody downsizing and looking to stay within a vibrant retirement development in a great location

FACTORING NOTE:

The development is factored by First Port with an approximate charge of £4,400 per annum. This covers the maintenance of all the communal areas, the block's buildings insurance, the house manager who works 9am-3pm Monday to Friday and the 24-hour careline system. Please note: a residence parking space is subject to availability and the cost of leasing the space is approximately £250 per annum. An individual must be at least 60 years of age and be able to lead an independent lifestyle. In the case of joint occupancy, one party must be 60 and the other a minimum of 55.

LOCATION

Colinton is one of Edinburgh's most sought-after residential areas set in the south of the city sitting in the shadows of the Pentland Hills. It has retained much of its "village charm" and has a good range of local shops, restaurants and bars. There is also Allermuir Health Centre, churches and supermarket shopping facilities available nearby at both Tesco and Morrisons, Aldi and Waitrose whilst easy links to the city bypass open up the many retail parks on the periphery of the City. There are many pleasant walks and cycles to be had in the stunning Pentland Hills and along the Water of Leith. Colinton is ideally situated for commuting distance to the M8, M9, Edinburgh International Airport, Edinburgh Royal Infirmary, University of Edinburgh and the Queensferry Crossing. There are also regular bus services to and from the city centre.

COUNCIL TAX BAND

E.

TRAIN STATION

APPROXIMATELY 1 MILE TO SLATEFORD TRAIN STATION.

AIRPORT

APPROXIMATELY 9.8 MILES TO EDINBURGH AIRPORT.

BUSES

WITHIN 100 METRES.

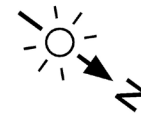
EXTRAS: ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS, POLES AND WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN WITH MICROWAVE OVEN, COOKER HOOD, DISHWASHER, AND FREESTANDING FRIDGE/FREEZER. THE FURNITURE WITHIN THE PROPERTY MAY BE AVAILABLE FOR NEGOTIATION.



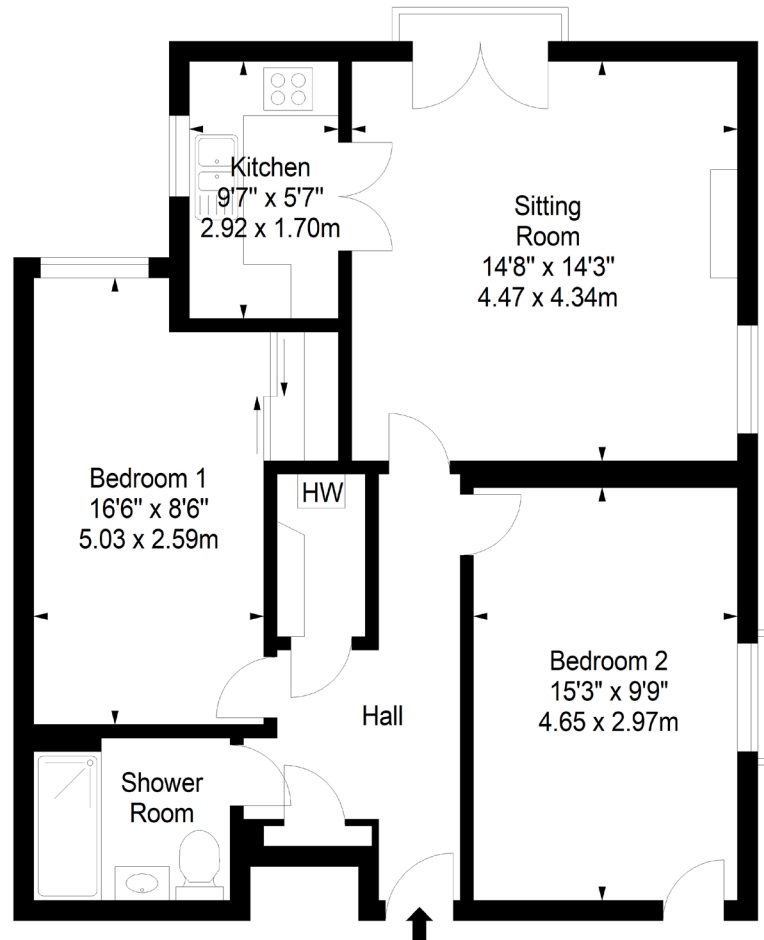
Oxgangs Road North,
Edinburgh,
Midlothian, EH13 9AA



Approx. Gross Internal Area
749 Sq Ft - 69.58 Sq M
For identification only. Not to scale.
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ENERGY PERFORMANCE
CERTIFICATE RATING B



First Floor

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T: 0131 447 4747

WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.