



Deans Properties

Deans Solicitors and Estate Agents LLP



1/52 Claycot Park, Ladywell Avenue

Corstorphine, EH12 7LG



RETIREMENT FLAT

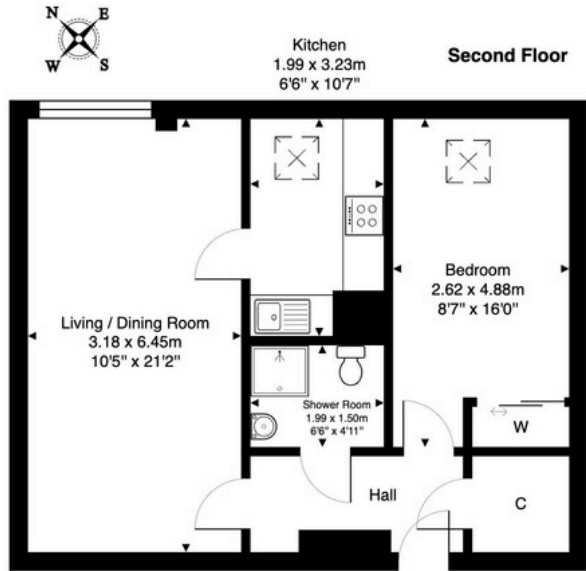
- Living Room/Dining Room
- Kitchen
- Double Bedroom
- Shower Room
- Shared Grounds
- New Lift
- Resident & Visitor Parking
- Double Glazing
- EPC Rating - C



This bright and well-proportioned second floor retirement flat forms part of a well-established retirement development in Corstorphine. The property is close to convenient, local amenities and regular bus links to the city centre and surrounding areas. The accommodation comprises; spacious living room/dining room, newly upgraded kitchen, generous double bedroom and modern shower room. Neatly maintained ground surround the property and there is private parking for residents and visitors. The property is fully double glazed and has electric heating. Included in the sale are the fitted carpets and floor coverings, oven, hob and lightshades. The appliances included are sold as seen with no warranty provided.

The development has a recently upgraded lift, guest facilities, library and communal lounge where a range of regular social activities are held. The purchaser must be over 60 years of age and must be approved by Hanover Housing prior to purchase.





Flat 52, Claycott Park, 1 Ladywell Avenue, Edinburgh, EH12 7LG

Total Area: 52.0 m² ... 560 ft²

All measurements are approximate and for display purposes only

Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Scottish Standard Clauses.

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