



39/26 East Crosscauseway  
Newington, EH8 9HG

**Deans**   
Solicitors & Estate Agents LLP



## RETIREMENT FLAT

- Living Room
- Kitchen
- Double Bedroom
- Shower Room
- Residents' Carpark & Communal Grounds
- Lift
- Double Glazing
- EPC Rating - C





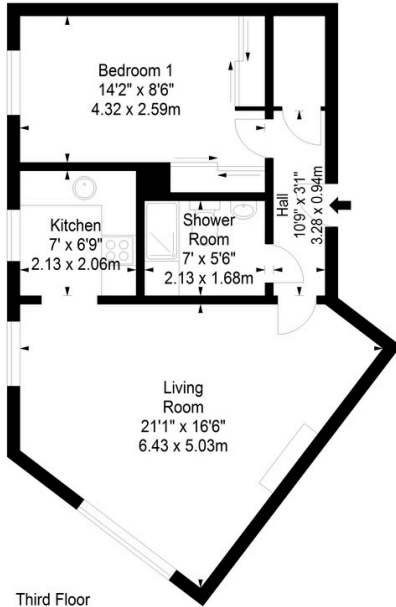
This spacious third floor retirement flat lies in a fantastic location in Newington, slightly south of Edinburgh city centre. The development benefits from resident management staff, a community alarm system, lift, communal lounge and laundry and guest facilities. The property comprises spacious living room with kitchen off, well-proportioned double bedroom with built-in storage and a shower room. There is a residents' carpark to the rear with additional visitor parking. The property is fully double glazed and has electric heating. Included in the sale are the fitted carpets and floor coverings, cooker and fridge-freezer. Other items may be available by separate negotiation. Age restrictions apply. For single occupancy, the occupant must be at least 65 years for men or 60 years for women. For joint occupancy, one of the occupants must be of the required age and the other must be at least 55. There is a factoring fee payable to Trinity Factors of approx. £134 per month.



East Crosscauseway,  
Edinburgh,  
Midlothian, EH8 9HG



Approx. Gross Internal Area  
525 Sq Ft - 48.77 Sq M  
For identification only. Not to scale.  
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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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Your Property People.

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