



8/32 Lasswade Road, Kirkland Court, Edinburgh, EH16 6RZ

Delightful one-bedroom second/top floor retirement flat with lift and private residents parking

URQUHARTS
EDINBURGH



DESCRIPTION

8/32 Lasswade Road, Kirkland Court is a delightful one-bedroom second/top floor flat, forming part of a well-established McCarthy & Stone retirement development, with lift to all floors and private residents parking. Situated in the popular Liberton area, the location is superb with excellent local amenities and is a convenient distance from the city centre & surrounding areas.

Entrance hall and large storage cupboard; bright open plan sitting room/dining room with feature electric fireplace and Juliette balcony; fitted kitchen with wall and base units and integrated appliances; good-sized double bedroom with mirrored built-in wardrobes; and a shower room.

ACCOMMODATION

Entrance hall. Sitting room / Dining room. Kitchen. Double bedroom. Shower room.

Electric heating. Double glazing. Landscaped communal garden grounds. Private unallocated residents and visitors parking. Lift to all floors. Residents lounge. Bin store. Laundry room. Guest bedroom on request.

The development is factored by Trinity Factors for a fee of approximately £150 per month which covers maintenance & cleaning of all communal areas, building insurance, 24-

hr Careline alarm service and a daytime warden service. The occupier should be over the age of 60, or for a couple one person should be 60 and the other at least 55. The occupant (s) must be able to lead an independent lifestyle and be approved by Trinity prior to purchase.

LOCATION

Liberton is a popular residential area which lies approximately three miles southeast of the city centre. Local shops and services cater for everyday needs, and a short drive/bus journey away there is Cameron Toll Shopping Centre with a range of shops and a Sainsbury's supermarket, and Straiton Retail Park with a variety of larger retail shops including Marks & Spencer Food Hall. Recreational facilities include Blackford Hill and the Hermitage of Braid for lovely walks, Gracemount Leisure Centre with pool and fitness complex, The Braid Hill Golf Course and driving range, Liberton Golf Course, Craigmillar Park Golf Club and Tower Farm Riding Stables. The Royal Infirmary of Edinburgh is within easy reach. Regular buses run to and from the city centre and surrounding areas, and the City Bypass can be easily reached giving quick access to the main motorway network, Edinburgh Airport and The Forth Road Bridge/Queensferry Crossing.

INCLUDED IN SALE

All fitted floor coverings, light fittings, curtains & blinds, and kitchen appliances.

PRICE AND VIEWING

For price and viewing arrangements please contact Urquharts 0131 556 2896

HOME REPORT

The Home Report is available at www.espc.com or by contacting Urquharts Property on 0131 556 2896 or email: property@urquharts.co.uk. All interested parties are advised to view the Home Report prior to viewing the property.

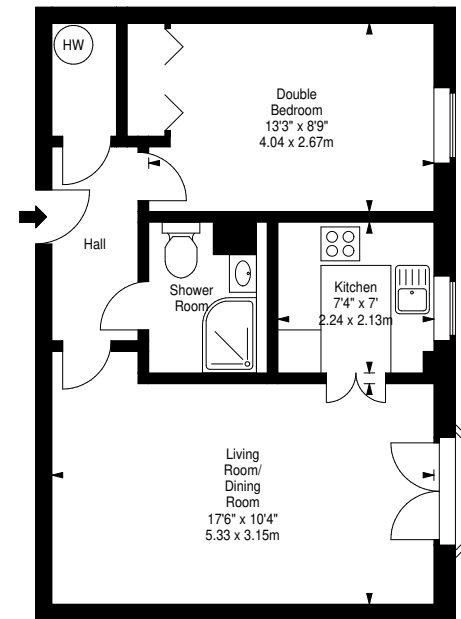
The property has a Council Tax Band **D**

The property has an Energy Rating Category **C**

**Flat 32,
8 Lasswade Road,
Edinburgh, EH16 6RZ**



Approx. Gross Internal Area
479 Sq Ft - 44.50 Sq M
For identification only. Not to scale.
© SquareFoot 2024



Second Floor



NOTES

1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.

2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.

3. All measurements are approximate and any plans are for guidance only and are not guaranteed.

4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.

5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.

6. These particulars are not intended to nor will they form part of any contract.

7. A Home Report is available upon request from Urquharts Property – please email property@urquharts.co.uk.