

3 (flat 6) Rose Park, Trinity, Edinburgh, EH5 3ST



### 3 (flat 6) Rose Park | Trinity | Edinburgh | EH5 3ST

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#### Description

A rare opportunity has arisen to acquire a charming, freshly decorated 2-bed first floor apartment commanding an enviable setting quietly tucked away within a popular retirement complex.

- Hallway with two large walk-in cupboards
- Extremely spacious twin windowed living/dining room
- Well equipped kitchen
- Two double bedrooms
- Shower room
- Gas central heating
- Double glazing
- Secure entry system
- Residents parking facilities

#### Factoring Note

The development is factored by Lorimer Property at an approximate charge of £160 per month. This covers the maintenance of all the communal areas, the 24 hour Careline system, Part-time House Manager and the blocks buildings insurance. There is an age restriction of 60 or over for a single occupant and for a couple, one should be 60 or over and the other 55 or over. Any prospective purchasers must be capable of independent living and will require to be interviewed and approved by the Factor as suitable occupants.

#### Extras

The fitted carpets, curtains, blinds, integrated oven, hob, microwave, washing machine, fridge, freezer and separate chest freezer are included. Interested parties should note that no warranties or guarantees will be provided for the working order of the appliances.



### Location

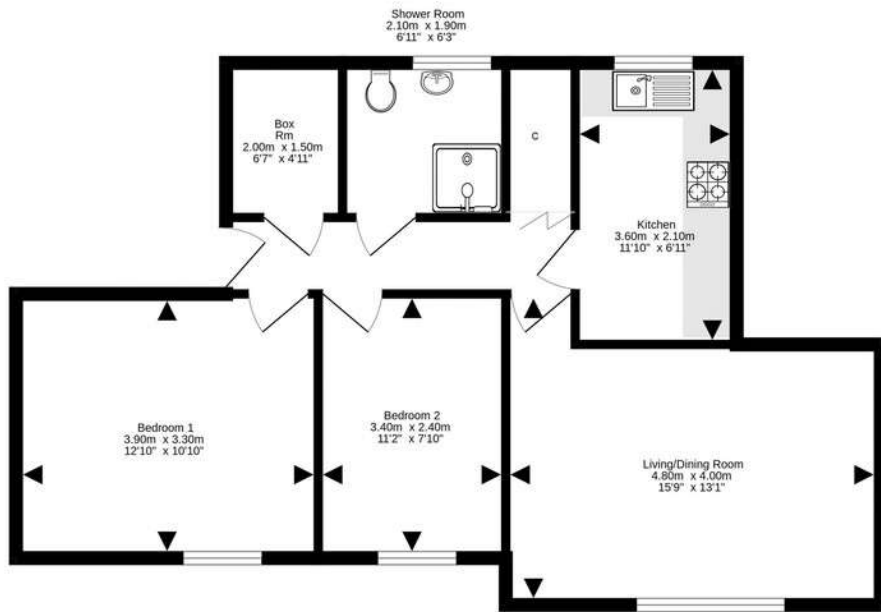
Rose Park is a modern sheltered housing development with ample parking, lovely, landscaped gardens, and areas to sit and enjoy the sunshine. Located in the heart of the sought after area of Trinity with its good local amenities at Goldenacre and nearby supermarkets. There is also easy access to Comely Bank, Stockbridge, Leith and the City Centre, all with excellent choices for shopping, bars, restaurants, cafes and entertainment facilities. Further facilities can also be found at the fashionable and vibrant Shore district which offers an excellent choice of cosmopolitan wine bars, traditional alehouses, restaurants and cafes. A short distance away is the Ocean Terminal retail and leisure complex providing a multi-screen cinema, whilst a 24 hour Asda supermarket is within neighbouring Newhaven. An enjoyable walk away are the stunning grounds of the Royal Botanical Gardens, Victoria Park and Inverleith Park. The location also provides easy access to the North Cycle Network and a selection of traffic-free walking and cycle paths connecting the New Town to Leith.

**EPC Rating:** C

### Viewing

For viewing information or further details on this property please contact us on 0131 557 3188.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.  
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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

