



4/2 Rose Park
Trinity, Edinburgh
EH5 3ST



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Please contact us for
more information:

0131 555 7055
property@watermans.co.uk



Summary

Forming part of a sought after sheltered housing development, this ground-floor retirement flat is for 60s and over or for couples, one should be 60 (or over) and the other 55 and over. The one-bedroom (plus box room) home is presented in move-in condition, and it enjoys bright and spacious accommodation too. It also has access to residents' parking and to lovely shared gardens. Furthermore, this property has a fantastic location, within easy reach of the Goldenacre Playing Fields and Royal Botanic Gardens. It is also close to transport links and amenities.



Features

- Attractive ground-floor retirement flat
- Situated in sought-after Trinity
- Careline alarm service
- Resident management staff
- Neutral interior décor throughout
- Welcoming entrance hall
- Large, dual-aspect living room
- Monochrome-inspired kitchen
- One bright and spacious bedroom
- One versatile box room for creative use
- Modern three-piece shower room
- Well-maintained communal garden
- Residents' parking
- Gas central heating and double glazing



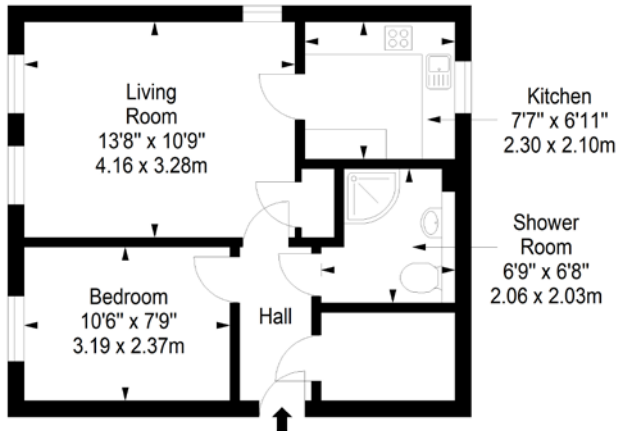
Floorplan



Watermans

Ground Floor

Approx. 38.3 sq. metres (412.3 sq. feet)



Total area: approx. 38.3 sq. metres (412.3 sq. feet)

Price & Viewings

Please refer to our website
www.watermans.co.uk

Edinburgh

5-10 Dock Place, Leith, EH6 6LU
0131 555 7055
property@watermans.co.uk

Glasgow

193 Bath Street, Glasgow, G2 4HU
0141 483 8325
westcoast@watermans.co.uk

EPC Rating - C | Council tax band - C | Home report Value - £135,000

Extras: all fitted floor and window coverings, light fittings, integrated oven, gas hob, and fridge/freezer, and an undercounter washing machine are included.

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These particulars do not constitute part of an offer or contract. All statements contained herein whilst believed to be correct are in no way guaranteed. Intending purchasers should satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 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.