



Location

This third floor retirement flat is situated in the prestigious Grange district is one of Edinburgh's most sought after residential areas, lying a short distance south of the City Centre. Characterised by wide leafy streets with many attractive stone built properties of great charm and character and high quality contemporary modern developments.

The property is only a short walk to the vibrant areas of Marchmont, Bruntsfield and Morningside, offering extensive local shopping with a wide variety of shops and essential services and the shopping centre at Cameron Toll is only a short drive away. Recreational activities including golf courses, Blackford Hill, Blackford Pond and Hermitage of Braid are within walking distance.

There is good public transport to the city centre, Marchmont and Morningside and the City Bypass linking with major road networks can be reached within 10 minutes by car.

Home Report

Please visit: www.allingham.co.uk or www.espc.com





Accommodation

Entrance hallway with storage cupboard

Living room

Kitchen

Double bedroom with built in storage

Bathroom with bath, shower, wash basin and WC

Extra Features/info

Double glazing

Gas central heating (included in monthly rental fee)

Lift

Communal laundry room, residents lounge & balcony

Communal gardens

Allocated residents parking

3/4 shared ownership with 1/4 belonging to Viewpoint

Factor/service fee £310.93 per month

Rent ££125.27 per month

Price and Viewing

For current price and viewing details, please visit espc.com or www.allingham.co.uk or telephone Allingham & Co on 0131 447 9341.

ALLINGHAM&CO

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ALLINGHAM & CO OFFICES

COLINTON - PROPERTY CENTRE

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BUCKSTONE

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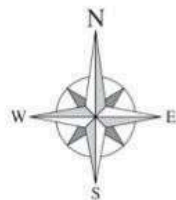
Fax Property - 0131 441 4517

Email Property - property@allingham.co.uk

DX 225 Edinburgh

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of any contract. Interested parties should instruct their agents to note interest with us.

Solicitors submitting offers are requested to use the current edition of the Scottish Standard Clauses (SSC). Please note that the Seller may give preference to offers submitted using the SSC. Successful offers received not using the SSC may be responded to by the deletion of the non standard clauses and replacement with SSC



Approx
48m²