



Bright

One bedroom, second floor retirement flat



This bright, one bedroom, second floor retirement flat has a fantastic location in the desirable Corstorphine area of Edinburgh, close to excellent local amenities and transport links. There is a well-kept shared entrance with security entry system that provides access via lift or stairs to the second floor. The flat, now in need of some modernising, has a hallway, with a large walk-in cupboard, housing the water heater, a front-facing living room enjoying an attractive outlook towards St Ninian's Church and leads into the kitchen, with a range of fitted units and appliances. The double bedroom benefits from a built-in wardrobe and the shower room has a white suite and electric, walk-in shower which completes the accommodation.

Additional features include electric storage heating, full double glazing, a Careline pull cord alarm system for 24/7 peace of mind, and the presence of a house manager on site in the mornings, from Monday to Friday. Residents also have access to a particularly nice communal lounge, with French doors leading out to the garden, ideal for socialising or relaxing, and a well-equipped laundry room with ample washing machines and tumble dryers and a guest suite available for a small charge. Residents must be aged at least 60, or if a couple, one must be at least 60, and the second at least 55. The development benefits from attractively landscaped communal gardens, sheltered by mature trees, lovely planted borders and seating areas. Residents parking is also available. The building and grounds are maintained by Trinity Factors.

Key Features

Communal entrance and lift

Hallway

Living room

Kitchen

Double bedroom

Shower room

Storage heating and double glazing

Residents lounge, laundry room, guest suite and bin store

Communal grounds and residents parking

Factored by Trinity Factors - approx. £1,609 per annum, includes the maintenance of common areas and lift, buildings insurance, alarm system and house manager



Corstorphine

The property is situated within the sought after Corstorphine area of the City, lying to the west of the City Centre. Excellent local shops and services are available within the area including Doctors surgery, banks, post office together with a Tesco and a Co op a 3 minute walk away. The Gyle Shopping Centre which is just a short drive away, offers a more extensive range of shopping facilities including a large Marks & Spencers and Morrisons, to name only a few. The City Centre is easily accessible by way of frequent public transport services and for leisure and recreational facilities, bowling clubs and golf courses are within easy reach together with Drum Brae and David Lloyd Leisure Centres. The location is ideally located for access to The City of Edinburgh Bypass linking the east and west, the Queensferry Crossing and Edinburgh's International Airport.



Extras

All fitted floor coverings, curtains, light fittings, cooker and fridge freezer are included in the sale (no warranties given).

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

E

Home Report Valuation

£200,000

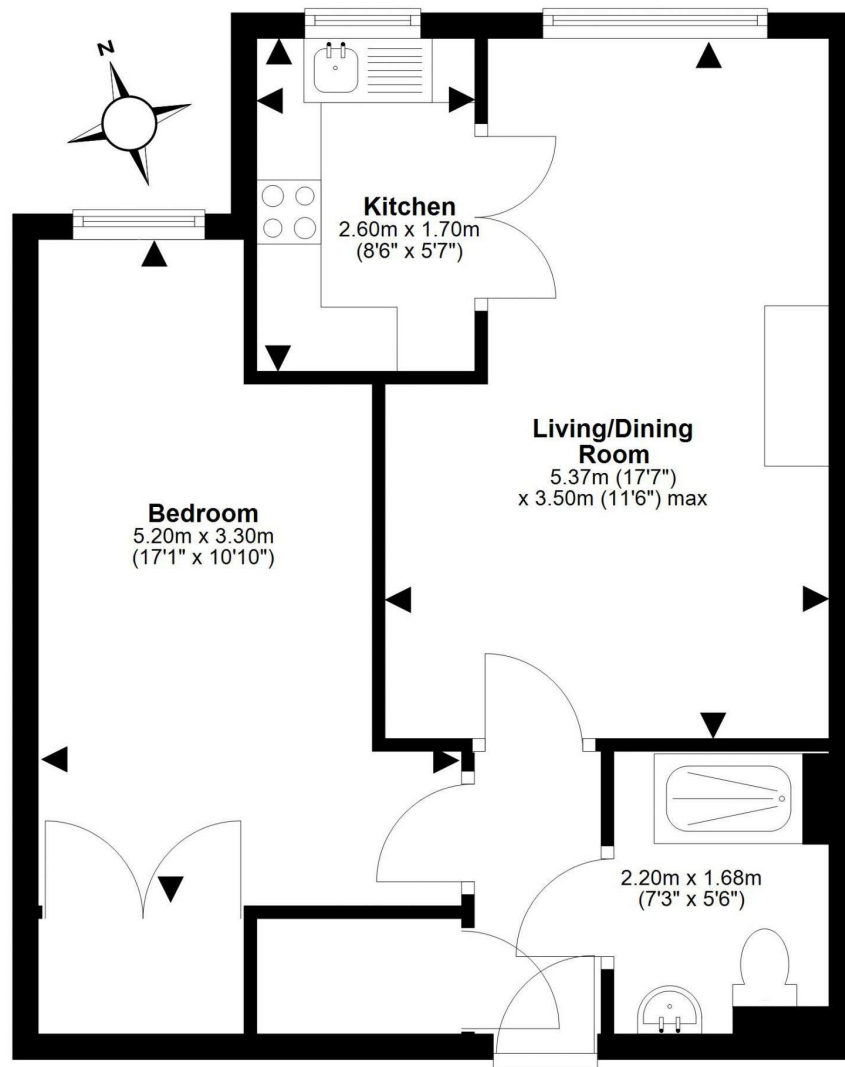
EPC Rating

C

Tenure

Freehold





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.



Estate Agency & Conveyancing ♦ Wills & Powers of Attorney ♦ Executry Estates
Employment Law ♦ Commercial Leases ♦ Dispute Resolution & Litigation



89 Main Street, Davidsons Mains, Edinburgh, EH4 5AD ♦ DX 657 Edinburgh ♦ t: 0131 312 7276 ♦ f: 0131 312 6029
e: property@elpamsolicitors.co.uk ♦ w: www.elpamsolicitors.co.uk

Also at: 98 Ferry Road, Leith, Edinburgh, EH6 4PG ♦ DX 550874 Leith ♦ t: 0131 554 8649 ♦ f: 0131 554 8648

ELP Arbuthnott McClanachan is a trading name of ELP-AM Solicitors Limited, registered in Scotland under company number SC471191



Whilst these particulars have been prepared as carefully as possible and are believed to be correct, no guarantee is given as to their accuracy and they shall not form part of any contract. Measurements are taken at the widest points, are for general guidance only and are approximate. The floor plan is for layout guidance only and may not be drawn to scale. Prospective purchasers should check all measurements and shapes before making any decisions reliant upon them. None of the systems or appliances has been tested and no warranty is given by ELP Arbuthnott McClanachan as to their order/condition. Interested parties are advised to have their interest noted through their solicitors as soon as possible in order that they may be advised of any closing date for the receipt of offers. Acceptance of a note of interest does not constitute an undertaking that the party will be given an opportunity to offer. The Seller shall not be bound to accept the highest or any offer. Written offers should be made in the form of the Scottish Standard Clauses.