



# Trinity

3/4 Rose Park  
EH5 3ST



First floor retirement flat

OFFERS OVER £145,000

- Hallway
- Living room
- Kitchen
- Double bedroom
- Shower room
- Box room
- Emergency pull cords
- Double glazing
- Gas central heating
- Residents parking
- Well maintained communal grounds



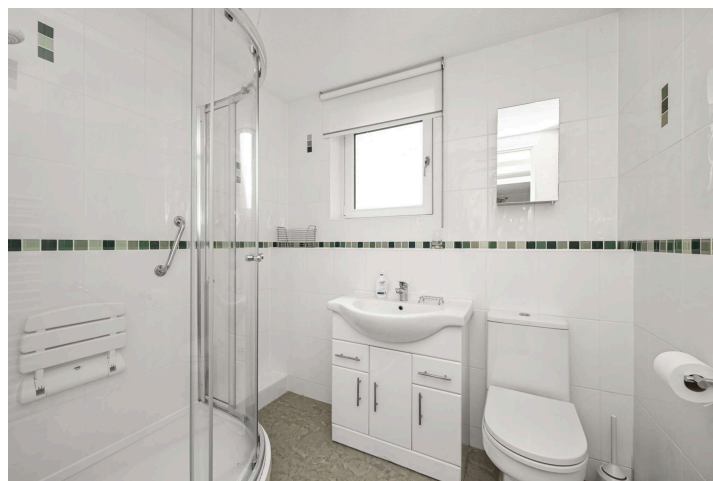
Viewing - by appointment call  
Beveridge & Kellas on 0131 554 6321









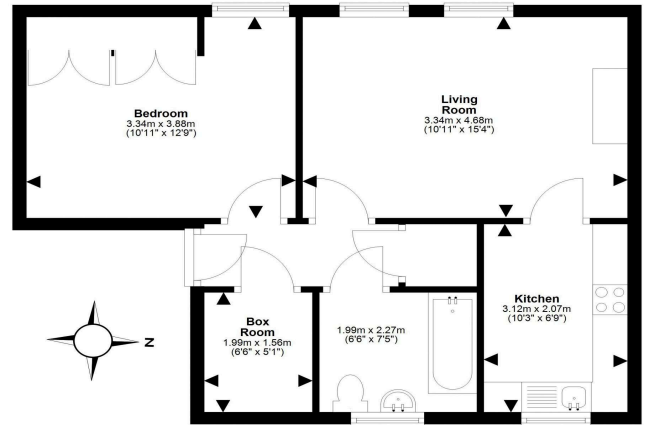




Viewing is highly recommended of this one bedroomed, first floor retirement flat. The Trinity area lies to the North of the City Centre and has a range of local amenities and excellent public transport links to the City Centre and further afield. Nearby the Royal Botanic Gardens and Inverleith Park offer beautiful scenery with the development offering direct access to the North Edinburgh Cycle Route. The route offers easy access to the surrounding areas including, Newhaven, Stockbridge, and Leith.

The property opens to a welcoming hallway with a built-in storage cupboard, deep box room, Entryphone system, and most of the accommodation off. The living room is situated to the rear and features an electric fireplace within a surround, twin windows, and the kitchen off. The front facing kitchen has base and wall units, and benefits from a slot in cooker, fridge freezer, and a washing machine. To the rear of the flat is a large double bedroom which benefits from fitted wardrobes. Completing the accommodation is a shower room with partially tiled walls, WC, electric shower unit, wash hand basin within a vanity unit, and a heated towel rail.

Additional benefits include residents parking, well maintained communal grounds, gas central heating, and double glazing.



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.

**Note -** 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.

**Factor fee -** Approx £160 per month. Factor is Lorimer Property Group.

## EXTRAS

All aforementioned white goods, curtains, blinds, carpets, light fittings to be included in the sale (no warranties to be given). Other items of furniture are open to separate negotiation.

## OFFERS

Offers are invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, Tel: 0131 554 6321, Fax: 0131 553 5319, DX 550850 Leith.

We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.



**espc**