



Flat 29 Caiystane Court, 11 Oxgangs Road
North
Edinburgh, EH13 9AA

Guest Suite for Visitors
Resident's Lounge & Guest Suite for Visitors
Communal Laundry and Refuse Facilities & House Manager
Beautiful Communal Grounds
Option to Lease Car Parking Space
24 hour Care Alarm
EPC: Rating C
Council tax band: D

A bright and well-presented second floor flat forming part of a sought-after retirement development by McCarthy & Stone in the highly regarded Colinton district of the city. There is a wide range of local amenities within walking distance and frequent public transport services can be found on the doorstep. The property is naturally warm, full of character, and benefits from lift access, beautifully-kept communal gardens, double glazing, secure camera entry system, in-house manager, 24-hour emergency call system, resident's lounge, guest suite, laundry room, and there is the option to lease a car park space.

The Factors charges for the services including buildings insurances: Circa £2900 p.a

The property comprises;

Welcoming hallway with alarm system and deep walk-in cupboard, spacious living/dining room naturally lit by large casement window, contemporary fitted kitchen with base and wall-mounted units offering ample storage and worktop space, with integrated fridge, freezer, brand new electric fan oven, and induction hob, generously proportioned double-bedroom with built-in wardrobe with shelf and rail and mirrored doors, and shower-room fitted with grip-bars, WC, and wash basin. Electric heating and double glazing throughout ensures a comfortable living environment all year round.

Furniture can be included in the sale upon negotiation.

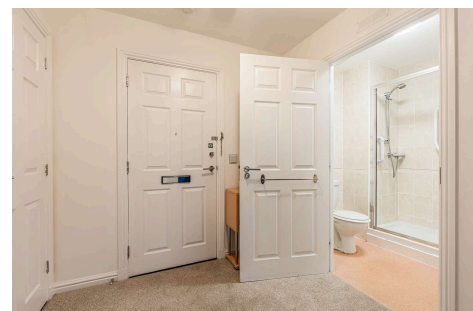
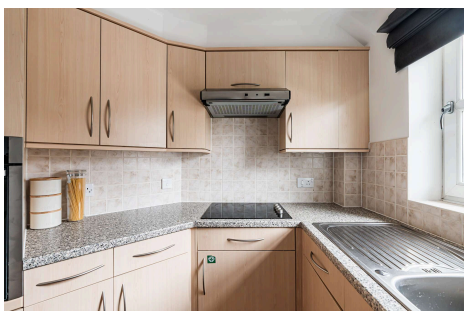
Externally, the property boasts beautiful shared grounds with a seated area enjoying views of the Pentland Hills. There is also a private resident's carpark.

Location:

Caiystane Court is set on Oxbgangs Road North, nestled between the popular areas of Redford and Craiglockhart. For those with a love of the outdoors, the property is close to the vast open spaces of the Merchants Golf Club and the beautiful Union Canal and Towpath, which leads directly into the centre of Edinburgh. Nearby, there is a good selection of local shops as well as a doctors, dentist and pharmacy. A pleasant walk down Colinton Road, or to Merchiston presents a more extensive array of amenities including a delightful range of restaurants, delis and boutiques. There are many accessible supermarkets, including a Tesco Superstore at the bottom of the road, a Sainsbury's at Inglis Green Road, an ASDA, M&S and Aldi in Chesser, a Morrisons in Hunter's tryst, and a Waitrose in Morningside. The property is near excellent public transport links that provide access to all over the city and surrounding areas, and the area is ideal for quick and easy access to the city bypass and major motorway networks.







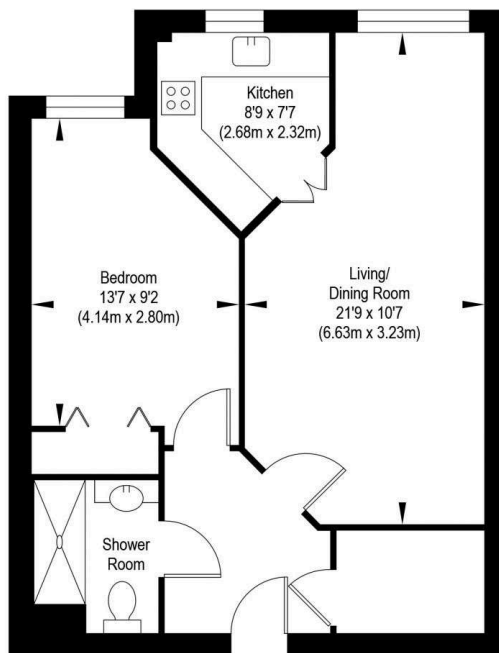






Approx. Gross Internal Floor Area 47 Sq M / 509 Sq Ft.

2nd Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst these particulars are believed to be correct their accuracy is not guaranteed

For up to date price & viewing details, please contact Sturrock, Armstrong & Thomson or visit www.satsolicitors.co.uk



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