

INVERLEITH

FLAT 36 HOMESCOTT HOUSE 6  
GOLDENACRE TERRACE



EPC RATING: C

FIXED PRICE £225,000



## RARELY AVAILABLE, TWO BED RETIREMENT FLAT WITH WONDERFUL VIEWS OVER PLAYING FIELDS

This spacious two double bedroom third floor flat is ready to move into, with modern kitchen and bathroom fittings. Quietly positioned with a multi-aspect living/dining room and a beautiful outlook. This is a popular retirement complex in the prestigious area of Inverleith, with a wide range of communal facilities. There is an abundance of local amenities on the doorstep and great transport links into the city centre. This would make an excellent home for any retiree.

### VIEWING

By appointment pls call 0131 4466850

### PROPERTY DESCRIPTION

- Hall with handy storage cupboard housing the hot water tank
- Open living/dining room with wall mounted TV and circular bay windowed area providing amazing views
- Updated breakfasting kitchen with wide range of modern kitchen fittings and appliances together with breakfast bar looking out over the treetops
- Two large double bedrooms with fitted wardrobes
- Updated shower room with walk in shower, vanity sink unit & wc
- Double glazing and electric heating with upgraded water tank & heaters
- Many communal facilities including off street parking, landscaped garden areas, elevator, residents' lounge, laundry, guest suite, on site warden, 24

hour careline and secure entryphone system. The property is managed by First Port Property Services Scotland and there is a bi-annual management fee of approximately £1,700

- Owner occupiers must be at least 60 years of age or, if owner occupiers are a couple, one must be at least 55 years of age and the other 60 years of age or over. All residents must be capable of independent living and approved by interview

### AREA

Inverleith is an affluent and established residential district close to the city centre. The area benefits from pleasant leafy streets and being close to Inverleith Park with its tennis and bowling club. There are good local amenities at Goldenacre, together with a Tesco at nearby Broughton and Stockbridge has a Waitrose & Sainsbury's supermarkets along with a wide range of specialised shops, coffee shops, bars and restaurants. The Royal Botanic Gardens are a few minutes' walk from the property, as is the pleasant walkway of the Water of Leith. The Shore, Granton Harbour and Ocean Terminal shopping & leisure centres are an easy drive away. There are good bus services from the main road both into and out of town and easy access onto the motorway network.

### EXTRAS

The blinds/curtains, light fittings, freestanding cooker, cooker hood and integrated fridge freezer are included in the sale.

### HOME REPORT VALUATION

£225,000

Sitting/dining room	16'10 x 12'2 (5.13 x 3.71m)
Breakfasting kitchen	8'9 x 8'6 (2.67 x 2.59m)
Bedroom 1	17'7 x 8'6 (5.36 x 2.59m)
Bedroom 2	12'1 x 9'4 (3.68 x 2.84m)

### Contact:

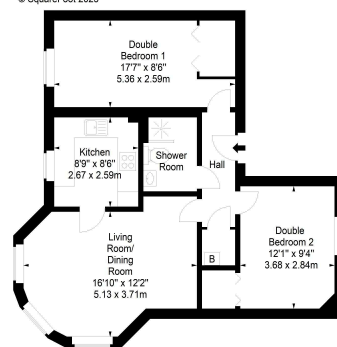
205 Morningside Road Edinburgh EH10 4QP  
 T • 0131 446 6850 E • info@jardinephillips.com  
 F • 0131 446 6859 DX 503238 ED64

Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally. None of the services or appliances within the property have been tested by the Selling Agents; therefore no warranty can be given as to their condition. No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.

Homescott House,  
Goldenacre Terrace,  
Edinburgh, EH3 5RE



Approx. Gross Internal Area  
665 Sq Ft - 61.78 Sq M  
For identification only. Not to scale.  
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Third Floor

