

campbell
smith

5/3 Rose Park,
Edinburgh,
EH5 3ST



- First floor retirement flat in popular Trinity
- Cul de sac setting enjoying landscaped communal gardens
- Entryphone System
- Monitoring system
- Sitting room
- Kitchen
- Double bedroom
- Shower room
- Gas central heating
- Double Glazing
- Non allocated residents parking
- Guest room for hire
- On site manager
- Age restriction – Buyers must be at least 60 years old

Offers Over : £130,000



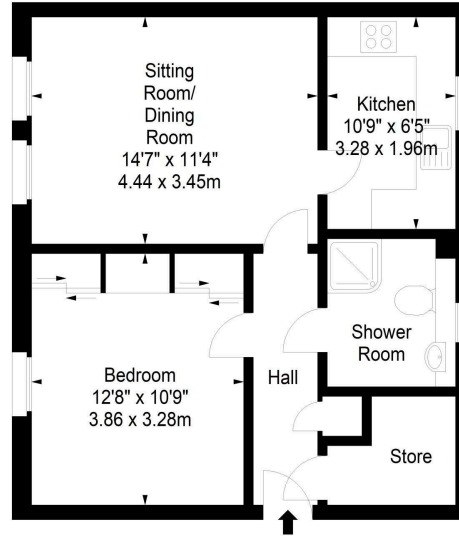
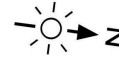




**Rose Park,
Edinburgh,
Midlothian, EH5 3ST**



Approx. Gross Internal Area
532 Sq Ft - 49.42 Sq M
For identification only. Not to scale.
© SquareFoot 2025



First Floor

+ Extras
The fitted carpets, blinds, curtains and white goods in the kitchen are included. No warranty is given regarding the services, systems or any appliances

 Buses
Ferry Road - 14, 21, 23, N14

 Shops
Goldenacre, Morrisons on Ferry Road

 Schools
N/A

 Parking
Non allocated residents parking

 Council Tax Band - C

 EPC - C

 Factor
Lorimer Property Group. Currently £160 pm. Details on request

 Viewing
Telephone Campbell Smith on
0131 555 2999

DISCLAIMER

While our sales particulars are believed to be accurate and reliable, no guarantee is given as to their correctness or accuracy, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order. All measurements are taken using a sonic measuring tape and are therefore approximate sizes only.



21 York Place, Edinburgh, EH1 3EN
Tel: 0131 555 2999
Fax: 0131 555 5450
camsmith.co.uk