



# Merchiston

4/37 Gillsland Road  
EH10 5BW



## First Floor Retirement Flat

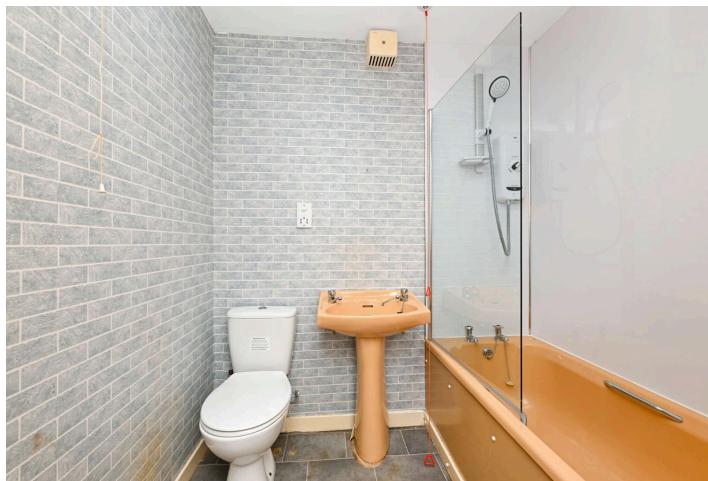
**FIXED PRICE £105,000**

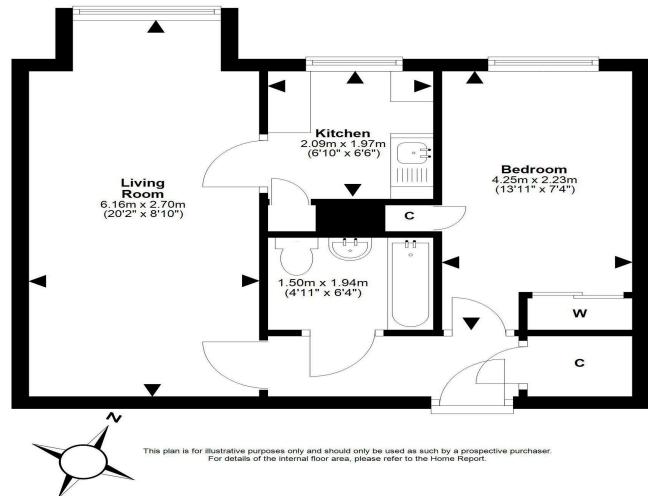
- Entrance hall
- Living room
- Kitchen
- Double bedroom
- Bathroom
  
- Lift
- Electric heating
- Double glazing
- Secure entry phone system
- Residents parking
- Communal gardens



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







This 1st floor retirement flat is located in the popular Merchiston area to the South of the City Centre. The property is conveniently situated with local amenities including Marks & Spencer, Sainsbury's, ASDA and Aldi supermarkets. The Craiglockhart Leisure and Tennis Centre offers excellent recreational facilities and a choice of local walking and cycling routes and golf courses.

Accessed via a secure communal stairwell with lift, the property opens to an entrance hall with a handy storage cupboard and an entry phone handset. The living room is located to the front and has the kitchen off. The kitchen area has base and wall units, and a handy pantry cupboard. The double bedroom has excellent storage benefiting from a built-in mirrored wardrobe, and another built in cupboard. Completing the accommodation is the bathroom which has partially splashboard walls, bath with overhead electric shower, WC, and wash hand basin.

Additional benefits include electric heating, double glazing, well maintained communal gardens and residents parking within the development.

Note: Residents must at least 60 years old and able to live independently.

Factor - Charles White - 14 New Mart Road, Edinburgh, EH14 1RL - Approx £110 per month

## EXTRAS

To include the, carpets, blinds/curtains, light fittings (no warranties to be given). The property will be sold as seen under the Financial Guardian and the condition of any systems of a working nature will not be warranted

## 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**