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6/3 Rose Park

Trinity | Edinburgh | EH5 3ST

A rare opportunity has arisen to purchase this one bedroom first (top) floor flat which forms part of a quiet, established retirement complex in the leafy and sought after area of Trinity. Whilst the property is now in need of some modernisation and cosmetic upgrading, it offers a superb opportunity and has the added benefit of being factored by Lorimer Property Group, which includes a 24 careline and part time on site manager.

-  1 bedroom
-  1 public room
-  1 bathroom
-  Communal garden grounds
-  Residents parking
-  EPC rating – C
-  Council tax band – C



Description

Accessed via a secure entryphone system, the accommodation briefly comprises of entrance hallway with walk in cupboard, bright lounge with storage, fitted kitchen with a range of wall and base units with co-ordinated worktops, one bedroom, and a modern wet room with a white suite and electric Mira shower. The property also benefits from gas central heating and double glazing.

There is an age restriction of 60 years plus and any prospective buyers must be capable of independent living.

This property has been subject to virtual renovation to show the effect of makeover on the property. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.



Extras

Included in the sale will be the electric oven, fridge/freezer and washer/dryer.

Gardens & Parking

The development is surrounded by well maintained communal garden grounds, there is an enclosed shared drying area to the rear, and there is residents parking.

Factoring

The development is factored by the Lorimer Property Group at a cost of £160 per month which includes upkeep of communal areas and grounds, the 24 hour careline, part time on site manager, and buildings insurance. There is also a twin guest room onsite with a kitchen and en-suite.

Viewing

By appointment through Neilsons (0131 625 2222).





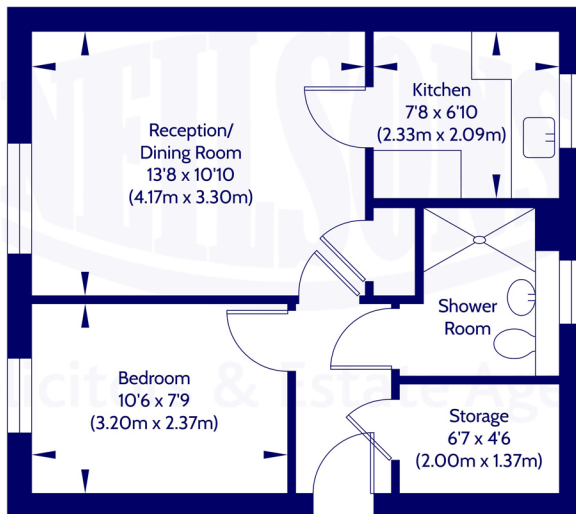
Location

The popular and established district of Trinity lies to the north of the city centre and boasts charming streets and fantastic nearby green spaces including Inverleith Park, Victoria Park and the magnificent Royal Botanic Gardens. Pleasant walks can be taken along the Forth waterfront or the Water of Leith Walkway from where there is easy access to an extensive network of cycle paths. Stockbridge is also within walking distance. Excellent local shops and services provide for day to day needs with a choice of supermarkets available within a short drive. Further amenities can be found in neighbouring Newhaven, which has a great selection of brunch spots, pubs, restaurants and a large 24-hour Asda. Ocean Terminal also provides extensive retail facilities as well as a multiscreen cinema complex and gym. Excellent local bus services provide swift access to the city centre and surrounding areas.



Approx. Gross Internal Floor Area 38.04 Sq M / 409 Sq Ft.

First 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 we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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