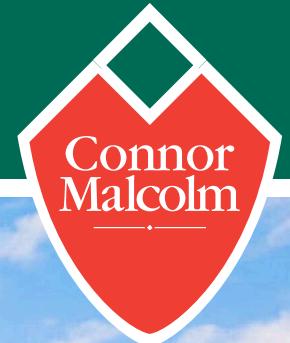


14 Homescott House, 6 Goldenacre Terrace, Inverleith, Edinburgh, EH3 5RE



Description

Forming part of a popular retirement development in sought-after Inverleith, this 1-bed first floor flat offers the perfect choice for those looking to retire or semi-retire, whilst still remaining in a well-connected area of the city, with excellent amenities easily accessible. The flat is presented in excellent decorative order throughout with modern kitchen and shower room. Additionally, the flat benefits from electric heating and double glazing. The complex comes with private residents parking (open-to-all spaces and designated bays), lift access and delightful shared garden grounds. Furthermore, there is a resident house manager and laundry facilities (including outside drying area), refuse chute on every floor, recycling room and overnight visitor's accommodation. A large recently updated common room for socialising with neighbours is a popular venue with programme of events, small kitchenette and nearby toilet. There is also a 24-hour Careline alarm system, with emergency pull cords in the flat's main accommodation areas, providing additional peace of mind.

Additional Information

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

Factor

The property is factored by First Port at a current cost of approximately £227 per month. This cost covers buildings insurance, communal lighting and electricity, stair cleaning and the 24-hour pull cord alarm system.

Extras

The light fittings, blinds, oven, hob, dishwasher, fridge/freezer and mirrored wardrobe are included.



Location

Inverleith is one of the most sought-after areas of Edinburgh. Situated in the historic New Town it is only a mile from the city centre. The property enjoys access to superb local amenities including those at nearby Stockbridge, Goldenacre and Canonmills such as The Herringbone Bar and Restaurant, The Water of Leith Café and Bistro, The Tollhouse and The Orchard Bar and Restaurant. Canonmills has a newsagent, post office and hairdresser. Larger supermarkets including Waitrose and Tesco are all nearby as is Ocean Terminal shopping centre with its multiplex cinema, gym and well-known retailers and restaurants.

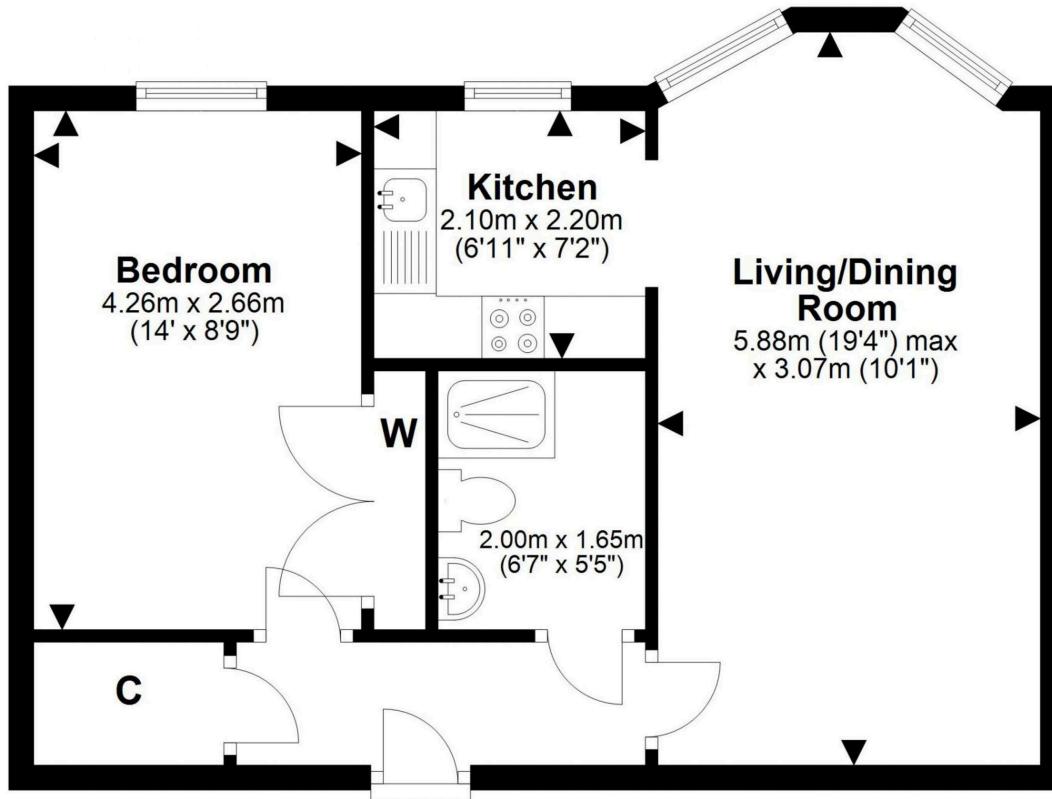
Recreational opportunities include the Royal Botanic Garden, which lies adjacent and Inverleith Park and the Water of Leith walkways. Westwood's at Fettes and the David Lloyd Health Club at Newhaven are all easily accessible. Regular bus services from Inverleith Row take you into the city centre in under 10 minutes and the City Bypass is in easy reach.

EPC Rating: C

Price and Viewing

For price and viewing information or further details on this property please contact us on 0131 557 3188.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.

**Connor
Malcolm**

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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

espc