



Bright and newly decorated

One bedroom, second floor retirement flat



This bright and newly decorated one-bedroom, second-floor retirement flat enjoys an excellent location in the highly sought-after Corstorphine area of Edinburgh, within easy reach of superb local amenities and convenient transport links. Accessed via a well-maintained communal entrance with secure entry system, the property can be reached by both lift and stairs to the second floor. The flat offers well-proportioned accommodation, freshly presented throughout, comprising a welcoming hallway with a generous walk-in cupboard housing the water heater, a front-facing living room with an attractive outlook towards St Ninian's Church, and an adjoining kitchen fitted with a range of units and appliances. The double bedroom features a built-in wardrobe, and the accommodation is completed by a shower room fitted with a white suite and electric walk-in shower. Additional features include new electric heaters, full double glazing, a Careline pull cord alarm system for 24/7 peace of mind, and the presence of a house manager on site in the mornings, from Monday to Friday. Residents also have access to a particularly nice communal lounge, with French doors leading out to the garden, ideal for socialising or relaxing, and a well-equipped laundry room with ample washing machines and tumble dryers and a guest suite available for a small charge. Residents must be aged at least 60, or if a couple, one must be at least 60, and the second at least 55. The development benefits from attractively landscaped communal gardens, sheltered by mature trees, lovely planted borders and seating areas. Residents parking is also available. The building and grounds are maintained by Trinity Factors.

Key Features

Communal entrance and lift

Hallway

Living room (virtually staged for illustration purposes)

Kitchen

Double bedroom (virtually staged for illustration purposes)

Shower room

Electric heating and double glazing

Residents lounge, laundry room, guest suite and bin store

Communal grounds and residents parking

Factored by Trinity Factors - approx. £1,609 per annum, includes the maintenance of common areas and lift, buildings insurance, alarm system and house manager



Corstorphine

The property is situated within the sought after Corstorphine area of the City, lying to the west of the City Centre. Excellent local shops and services are available within the area including Doctors surgery, banks, post office together with a Tesco and a Co op a 3 minute walk away. The Gyle Shopping Centre which is just a short drive away, offers a more extensive range of shopping facilities including a large Marks & Spencers and Morrisons, to name only a few. The City Centre is easily accessible by way of frequent public transport services and for leisure and recreational facilities, bowling clubs and golf courses are within easy reach together with Drum Brae and David Lloyd Leisure Centres. The location is ideally located for access to The City of Edinburgh Bypass linking the east and west, the Queensferry Crossing and Edinburgh's International Airport.



Extras

All fitted floor coverings, light fittings, cooker and fridge freezer are included in the sale (no warranties given).

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

E

Home Report Valuation

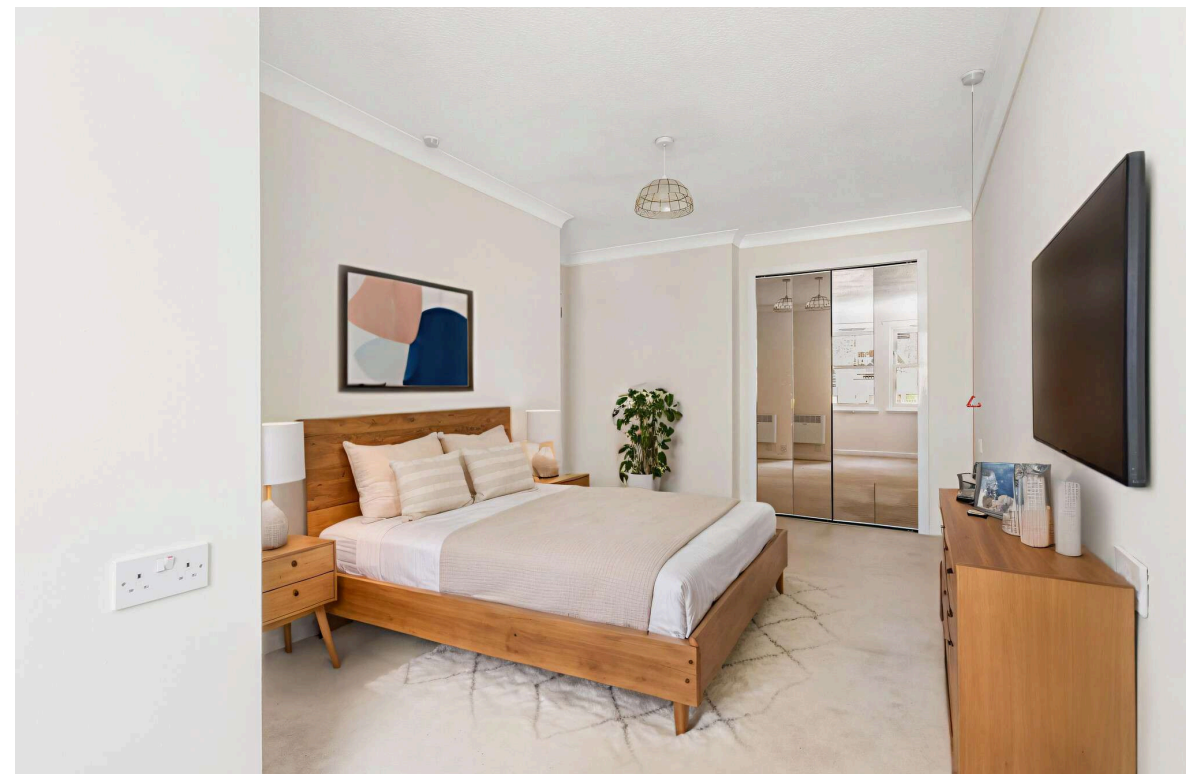
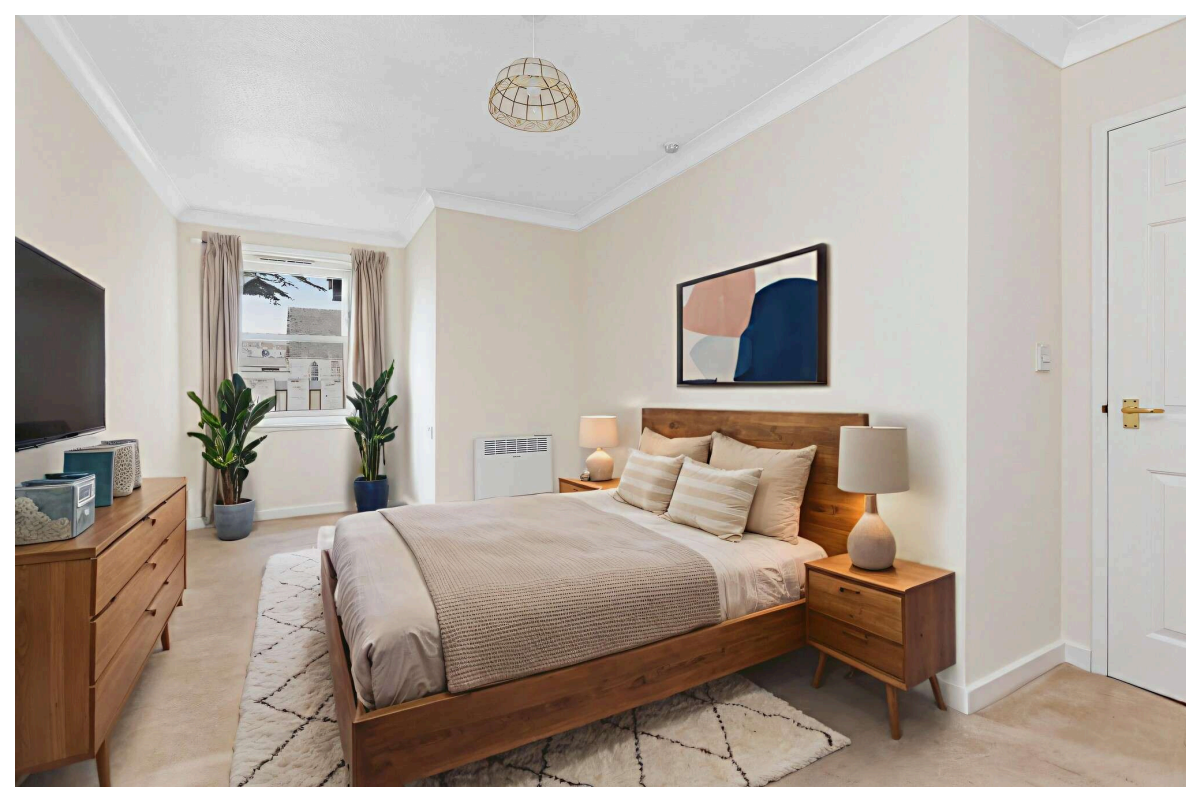
£200,000

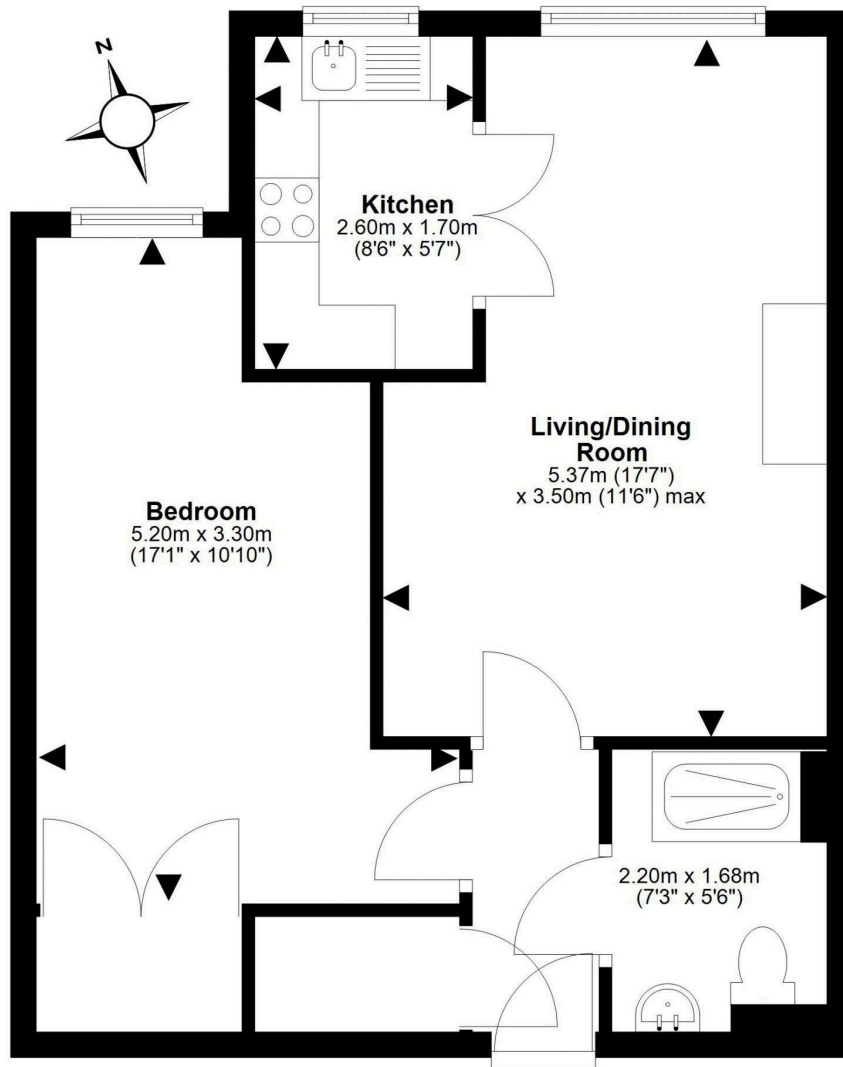
EPC Rating

C

Tenure

Freehold





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.



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