



Location

This purpose built, ground floor flat within in the exclusive McCarthy & Stone retirement complex at Caiystane Court, is situated in Oxbangs/Colinton Mains area just South of the city centre.

It is close to an array of excellent local amenities including a range of shops such as Tesco, Morrisons and Aldi. There is also a variety of smaller, independent shops a doctors surgery, dentist, pharmacy and library.

Lovely open spaces are in abundance, in particular the Pentland Hills Regional Park which is fantastic for walking, cycling, running and fishing. There are also a number of golf courses and the Craiglockhart Sports Centre and Tennis club offers a wide program of activities.

Regular bus services run to and from the City Centre, and the City Bypass is within easy reach providing access to the motorway network, Edinburgh Airport and the various retail parks on the periphery of the city.

Price and Viewing

For current price and viewing details, please visit espc.com or www.allingham.co.uk or telephone Allingham & Co on 0131 447 9341.





Accommodation

Entrance hallway with storage cupboards

Bright dual aspect living/dining room with external door leading to the communal garden

Kitchen with built in ovens, hob and fridge/freezer: these items are believed to be in good working order though their condition is not warranted

Principal bedroom with en-suite wet room

2nd double bedroom

Shower room with wash basin and WC

Extra Features

Double glazing

Electric heating

Secure entry phone system

House manager and 24 hour care-line system

Residents lift, lounge and laundry

Communal garden grounds

Residents parking optional extra

Factor fee is £2,203.79 biannually

Home Report

Please visit: www.allingham.co.uk or www.espc.com

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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of any contract. Interested parties should instruct their agents to note interest with us.

Solicitors submitting offers are requested to use the current edition of the Scottish Standard Clauses (SSC). Please note that the Seller may give preference to offers submitted using the SSC. Successful offers received not using the SSC may be responded to by the deletion of the non standard clauses and replacement with SSC

