



Offers Over

£125,000

Flat 28 Homecairn House, 2 Goldenacre Terrace

Inverleith | Edinburgh | EH3 5RD

This charming third-floor retirement flat forms part of Homecairn House, a well-regarded, purpose-built development by McCarthy & Stone with well maintained communal gardens and residents' parking. Ideally positioned within the sought after Inverleith district of Edinburgh, the development enjoys an excellent location with a wide range of local amenities and superb transport links close at hand. The city centre is easily accessible, while the picturesque Inverleith Park and the renowned Royal Botanic Gardens lie just a short distance away, providing wonderful opportunities for leisure and relaxation.

 1 Bedroom

 1 Public room

 1 Shower room

 Communal Gardens

 Resident's Parking

 EPC Rating – C

 Council Tax Band – C



Description

This lovely home enjoys a light and neutral interior with an upgraded kitchen and shower room. Benefiting from electric storage heating and double-glazing, the accommodation comprises: welcoming hallway with a large walk-in storage cupboard. The bright front-facing reception room is beautifully proportioned, with an attractive bay-style window and ample space for both comfortable seating and dining. Positioned just off the main reception room, the stylish kitchen enjoys a front aspect and is fitted with a contemporary range of wall and base units, including a pull-out larder and carousel storage with built-in Induction hob, electric oven and free standing fridge freezer included in the sale. The spacious double bedroom is particularly well-appointed, benefitting from two double built-in wardrobes providing superb storage solutions. Completing the accommodation is a sleek, modern shower room comprising a WC, wash hand basin set within a vanity unit, and a large walk-in double shower enclosure with electric shower. Further benefits include a secure video entry into the communal entrance with lift and stair access to all floors. The development offers an excellent range of shared facilities, including a spacious residents' lounge, laundry room, and guest suite and in addition, there is a 24-hour careline system (pull cords and wrist alarm). A resident house manager is also on site during weekdays (9am–5pm), ensuring added peace of mind and support.



Factor

A factoring fee of approx. £1165 is payable half yearly to First Port, including buildings insurance, upkeep of communal areas, services of the House Manager and 24hr careline service.

Additional notes

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.

Extras

All the fitted floor coverings, light fittings, blinds and curtains shall be included in the sale together with the Induction hob, electric oven and fridge freezer.

Externally

The development benefits from an attractive communal garden together with unallocated resident's parking.

Viewing

By appointment with Neilsons on 0131 625 2222.





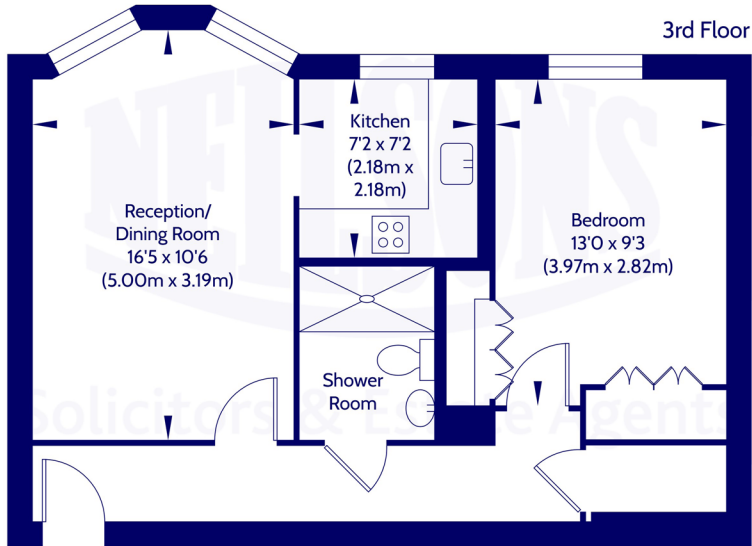
Location

The property is situated in the charming, leafy district of Inverleith which lies approximately one mile to the north of Edinburgh city centre. There are excellent public transport links to the city centre and surrounding areas and both Princes and George Street are within walking distance. For those travelling further afield the City Bypass and Waverley train station are both easily accessible. There is an excellent selection of popular bars, cafes, take aways and shops in Inverleith. More extensive amenities can be found in nearby Stockbridge, which has a wide array of shops and a variety of bars and restaurants. A large Tesco Superstore, Lidl and Waitrose can also be found close by. The outdoor enthusiast can enjoy delightful walks along the Water of Leith and through Inverleith Park and the Royal Botanic Garden.





Approx. Gross Internal Floor Area 47 Sq M / 501 Sq Ft.



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.



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