



5/3 Oswald Road,
GRANGE | EDINBURGH | EH9 2HE


warner's
solicitors & estate agents



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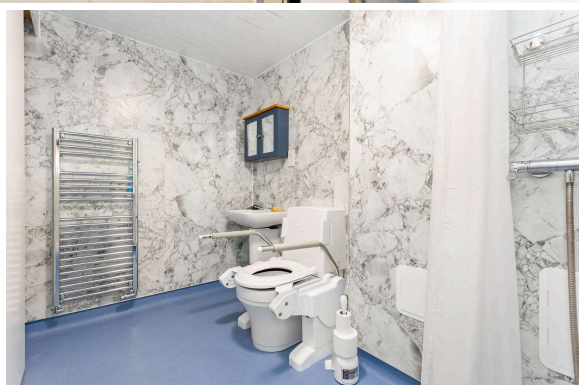
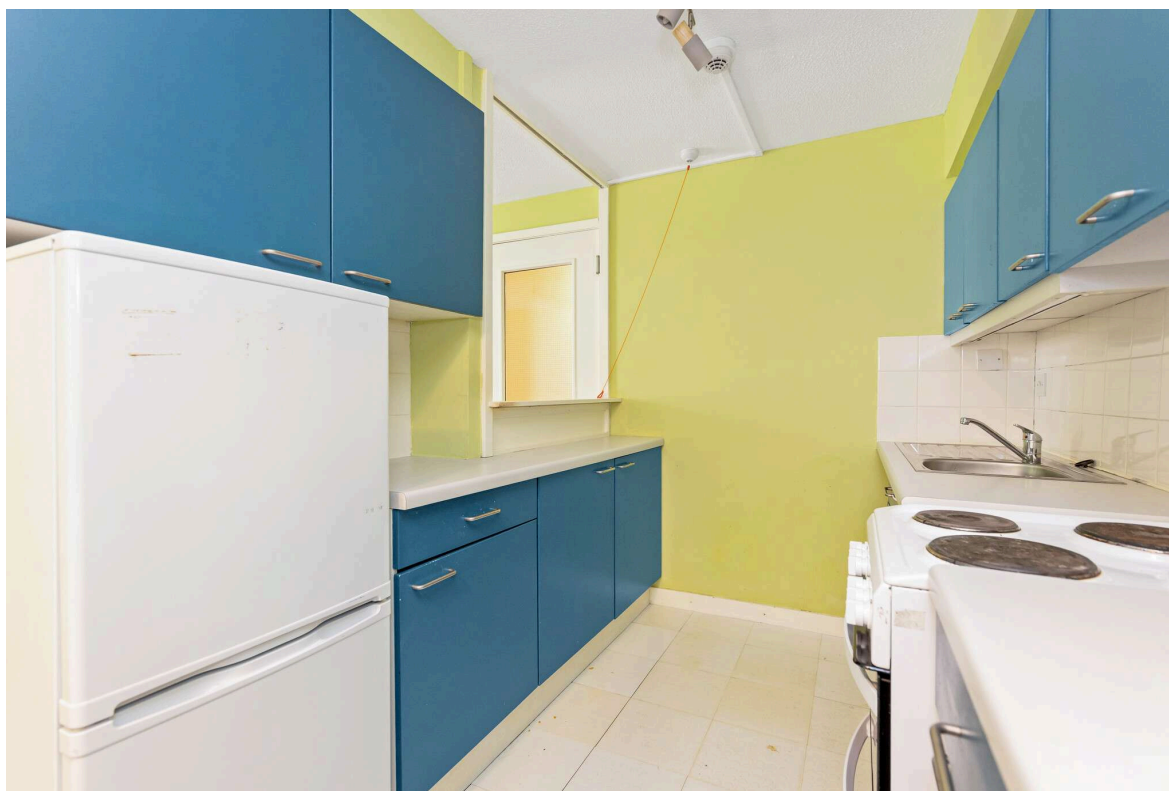
A great opportunity has arisen to acquire a 50% share of this most appealing ground floor retirement flat with direct access to lovely shared gardens, with bus stops located nearby for easy access to other areas.

Kilravock House is a sought-after retirement development in the exclusive Grange area, managed by Viewpoint Housing. Every effort has been made to create a secure and supportive environment where residents can enjoy their independence with peace of mind, knowing assistance is available if required. A House Manager is based at the development during normal working hours, Monday to Friday, supplemented by a 24-hour call line service. The building is served by a lift to all floors and benefits from a security entry phone system. Residents also enjoy access to a communal lounge, guest suite for visiting family and friends (available to book for a modest charge), and a residents' car park.

Potential purchasers will be assessed by Viewpoint and should have reached the age of 60. A monthly rental figure of £592.76 is payable to them to cover the rental of the other 50% share of the property and charges for the upkeep of the communal areas and garden.

- Bright living room with a full-height picture window overlooking a pleasant leafy outlook.
- Dining kitchen with a range of storage units and French doors providing direct access to the beautifully maintained mature communal gardens.
- Double bedroom with a large built-in wardrobe and French doors opening onto the communal gardens.
- Wet room with mixer shower (installed around 2021) and a useful storage boxroom with light.
- Gas central heating, double glazing, and a security entry phone system.
- Excellent retirement development facilities including a House Manager, 24-hour call line service, residents' lounge, guest suite, lift, residents' car park, and attractive communal gardens.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



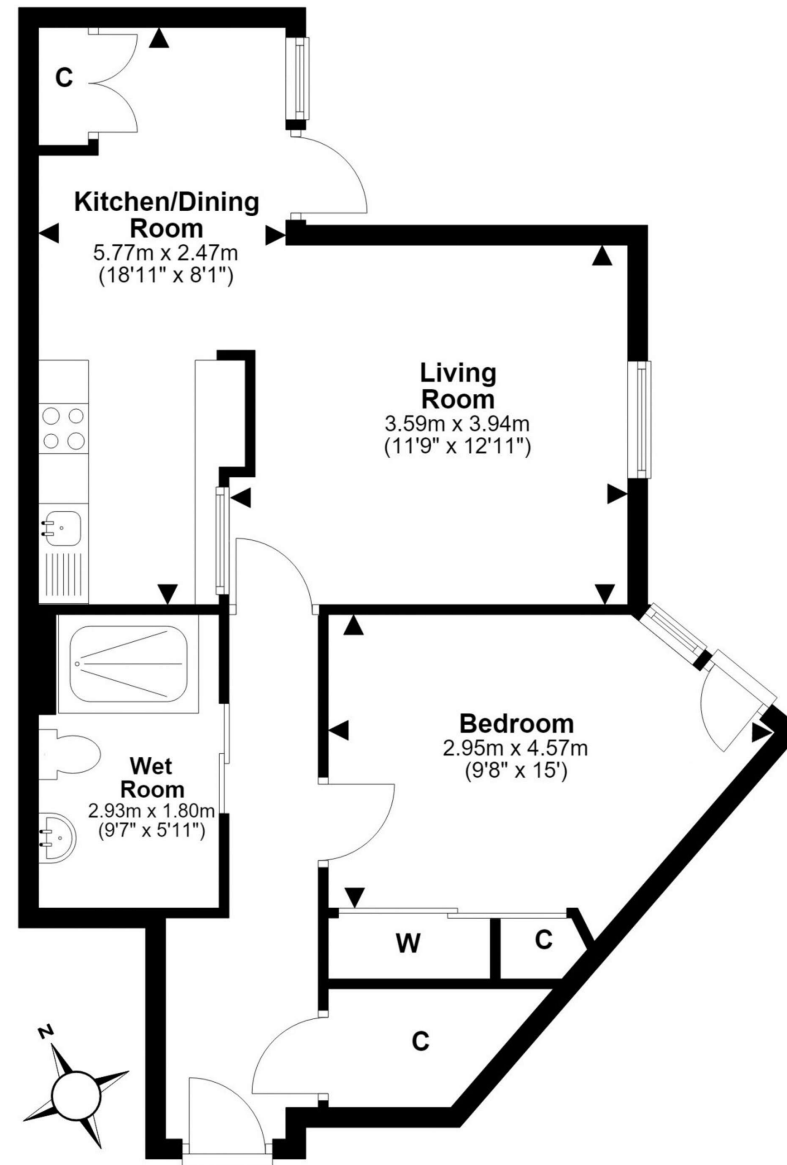
The subjects are located in the Grange, which is one of Edinburgh's most sought after residential areas lying a short distance south of the city centre. The Grange district is characterised by wide leafy streets with attractive stone built properties of great charm and character. The area is well served by an excellent range of local amenities. There are local shops at nearby Marchmont and Newington to serve everyday needs, and the popular shopping areas of Morningside and Bruntsfield are both easily accessible. Regular bus services run along Oswald Road and Blackford Avenue to the city centre and surrounding areas and there are good road links to other parts of the city.

Council Tax: D , Energy Rating: D

Service charge is built into the total monthly rent. Rent payable is £263.06. Monthly charge is £329.70 which includes cost of heating. Electricity is paid separately.

Extras: Fixtures and fittings, cooker, fridge, sofa, bed, all curtains, dining table and chairs to be included in the sale.





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.