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Fixed Price

£119,000

Flat 7 Homescott House, 6 Goldenacre Terrace

Inverleith | Edinburgh | EH3 5RE

An excellent opportunity has arisen to purchase this well-proportioned first floor apartment which forms part of a popular McCarthy and Stone retirement development located in the capital's desirable Inverleith area.

-  1 bedroom
-  1 public room
-  1 bathroom
-  Residents parking
-  Shared garden
-  EPC rating – C
-  Council tax band - D



Description

The property enjoys all the advantages of a central location, with frequent busses to the city centre on the doorstep, excellent day to day amenities on hand and access to some of Edinburgh's most beloved green spaces, including the spectacular Royal Botanical Gardens. There are excellent facilities within the development itself, including communal social areas, lifts to all floors, well kept shared gardens, a building manager and safety pull cords.

The accommodation is accessed via a well-kept communal hallway and briefly comprises an entrance hallway, good sized bay fronted reception/dining room with a substantial built-in storage cupboard, a well equipped kitchen which has been fitted with a variety of wood base and wall mounted units, complete with wipe-clean worktops, splash tiling and a selection of built-in appliances. There is a generously sized double bedroom with fitted wardrobes and an attractive modern shower room with countertop basin, WC and corner enclosure with electric shower.



Extras

All floor coverings, fixtures and the fridge/freezer will be included.

Factor and development requirements

The complex offers a safe and secure environment with a House Manager, 24- hour emergency call line facility, residents' communal lounge & guest room (bookable by prior arrangement). In addition, private residents parking is available within the immaculately kept communal grounds.

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.

There is an annual fee of £1893 payable.

Gardens and Parking

As well as being within easy reach of the Botanics, Edinburgh's cycle/walking path network and the Water of Leith Walkway, the property also has its own communal seating area, together with well stocked planted beds. Residents parking is available within the development.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

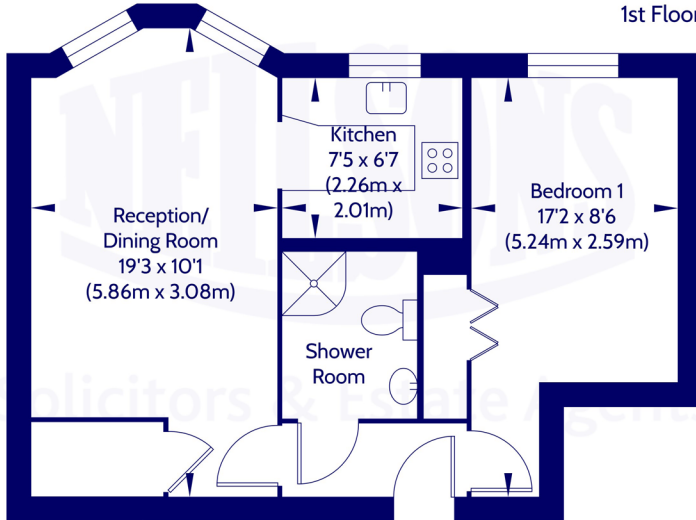
The property is located in Edinburgh's desirable Inverleith area, within easy reach of the city centre and a good choice of nearby local amenities.. The neighbouring areas of Stockbridge and Canonmills offer a wider variety of popular cafes, bars and restaurants, together with boutique shops, a weekend market, an M & S Food Hall and a Waitrose supermarket. There is a wealth of delightful green spaces in the neighbourhood, including Inverleith Park and the much-loved Royal Botanical Gardens. For the active type there is ready access to walks, jogs and cycling along the Water of Leith Walkway together with commuting links via the capital's popular network of cycle paths. Frequent buses provide excellent access to the city centre and surrounding areas, and the property is ideally placed for connections to Edinburgh Airport and the main arterial routes out of the city.





Approx. Gross Internal Floor Area 41 Sq M / 440 Sq Ft.

1st Floor



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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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