



lindsays

Flat 34, Homescott House,
6 Goldenacre Terrace, Inverleith, Edinburgh, EH3 5RE

"A purpose built retirement flat in a lovely leafy location and with excellent shops and services on the doorstep"

- Hall
- Bay windowed sitting/dining room
- Smart recently re-fitted kitchen with integrated and free standing appliances
- Double bedroom with fitted wardrobes
- Wet shower room
- Electric heating
- Double glazing
- House Manager and Careline system
- Residents' lounge
- Guest suite
- Laundry room
- Secure door entry
- Residents' parking
- Lovely communal gardens

EPC Rate C

OFFERS OVER £110,000



Description

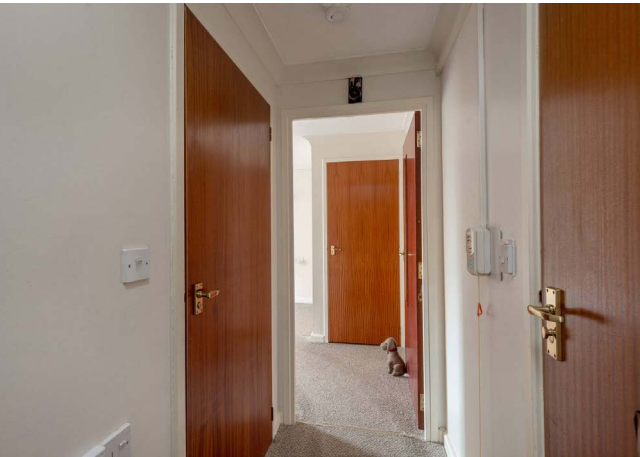
A quietly positioned and well located one bedroom third floor retirement flat. The property forms part of a popular retirement complex offering spacious accommodation, private residents' parking and delightful landscaped gardens. The complex has a resident House Manager and offers laundry facilities, guest accommodation and a large mutual common room for socialising with neighbours. There is also a 24 hour Careline alarm system with emergency pull cords providing additional peace of mind. Accessed via a secure door entry system and lift, the flat features a lovely bright bay windowed sitting/dining room with pleasant open aspect, a modern fitted kitchen with integrated and freestanding appliances, a comfortable double bedroom with fitted wardrobes and a practical wet shower room. There is good storage space throughout and additional benefits include electric background heating and double glazing. Outside, there are beautiful communal gardens including a manicured lawn and planting beds, as well as benches to sit and relax in the sun. Note residents must be at least 60 years of age or if a couple one must be at least 55 years of age and capable of independent living.

Area

Regarded as one of Edinburgh's most sought after locations, Inverleith is a leafy residential suburb a little over two miles north of Princes Street. The wonderful open spaces of Inverleith Park, Warriston Playing fields and the world famous Royal Botanic Gardens are all just a short walk from the property, as are the delightful meandering paths and cycle path by the Water of Leith. There are excellent local shops literally just around the corner, including cafes, restaurants, a hairdresser and a pharmacy. There is a large branch of Morrisons on Ferry Road and a Waitrose in Comely Bank. Nearby Stockbridge, George Street and the St. James Quarter play host to an array of High Street and luxury shops, entertainment venues and popular eateries. Neighbouring Ferry Road is a main arterial route providing bus services to many parts of the city and access to the city by-pass, Edinburgh International Airport and central Scotland's motorway network.

Viewing

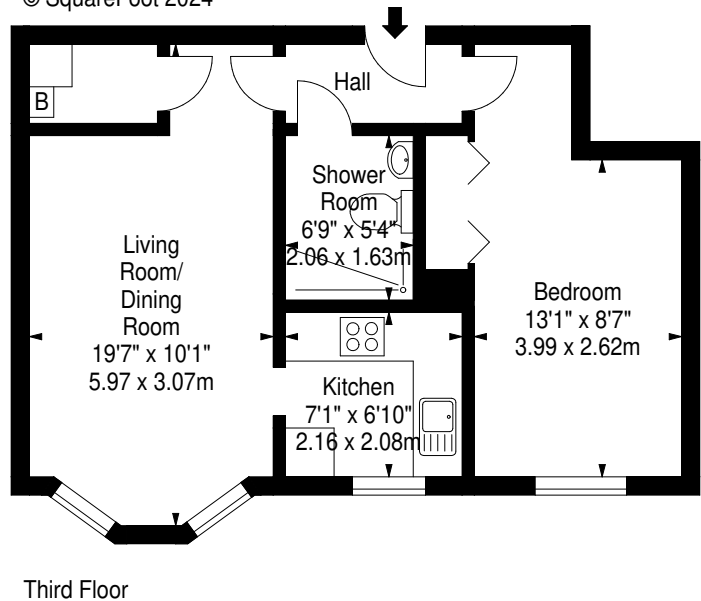
by appointment contact Lindsays



**Homescott House,
Goldenacre Terrace,
Edinburgh,
Midlothian, EH3 5RE**



Approx. Gross Internal Area
464 Sq Ft - 43.11 Sq M
For identification only. Not to scale.
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Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.