

**21/16 Queens Court, Queens Road,  
Edinburgh, EH4 2BY**

OFFERS OVER **£180,000**



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- Bright and spacious (61 Sqm) retirement flat in desirable area
- Comfortable living/dining room
- Separate fitted kitchen with appliances
- Two Double bedrooms with built in wardrobes
- Double glazed windows
- Quiet cul-de-sac in popular location in Blackhall
- Bathroom with 3 piece suite
- EPC C

### Description

An excellent opportunity has arisen to acquire this well, spacious two-bedroom first floor retirement apartment flat, forming part of a well-established development, ideally located in the highly regarded and sought-after residential area of Blackhall. The property comprises; a welcoming entrance hall, a beautifully bright dual aspect lounge, a fitted kitchen with ample base and wall mounted units with worktop surfaces and integrated appliances. There are two good sized double bedrooms both with fitted wardrobes and a contemporary fitted wet room. The property benefits from electric heating, double glazing and a lift that services all floors. There is a residents' lounge, kitchen and laundry room. There is also a guest/visitor room available on request. An on-site warden is always available during working hours with additional on-call support and emergency pull cords. There is also a bin & recycling room.





### **Garden and Parking**

Externally there are beautifully maintained communal garden grounds and parking available for visitors and residents. These are maintained as part of the factoring charge which is reviewed regularly.

### **Location**

Blackhall is situated to the North West of the city centre with excellent local amenities and only a short drive from Edinburgh's West End and cosmopolitan Stockbridge. Craigleith Retail Park is within close proximity offering a number of retail shops including a Sainsbury's supermarket, Marks and Spencers and Boots. The area is also well located for the Western General Hospital. Recreational facilities nearby include Corstorphine Hill, Blackhall Lawn & Tennis Club, Blackhall bowling club which is just 5 minutes away and Blackhall library is close by, Water of Leith Walkway taking you to the cafés and boutiques of Stockbridge and the Gallery of Modern Art, green open spaces of Ravelston and Murrayfield golf courses, Inverleith Park and the Royal Botanic Gardens. Excellent bus services regularly run into the city centre and surrounding areas, and both Haymarket and Waverly Station are accessible, as is Edinburgh Airport, the Forth Road Bridge and all major motorway networks.

### **Valuation**

The property has been valued by surveyors at £190,000 and the Home Report is available from the ESPC web site.

### **Council Tax and EPC**

The property lies in Council Tax band E and has a D rated Energy Performance certificate.

### **Extras**

The sale price includes washing machine, tumble drier and fridge. The washing machine is plumbed in internally which allows for convenience out with the communal laundry room.

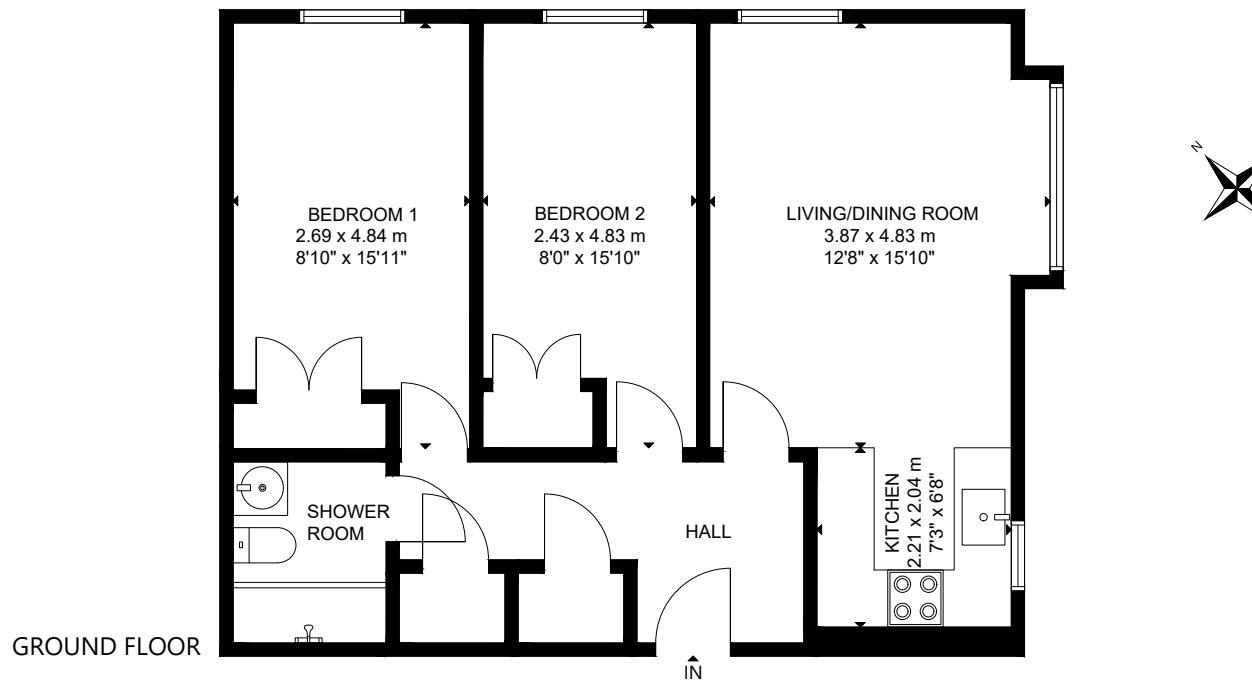
### **Factoring**

The annual factoring fees are approx. £2992 per annum and the lower age limit on this complex is 55 years old. The factors of the property are FirstPort.

### **Viewing**

By appointment telephone Agents on 0131 229 3399 (0759 58 20611 out with office hours)





21 QUEENS COURT, 16 QUEENS ROAD, EDINBURGH  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 678 SQ FT / 63 SQ M  
 All measurements and fixtures including doors and windows are  
 approximate and should be independently verified.  
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Bathgate | Dalkeith | Edinburgh | Glasgow | Musselburgh  
 01506 655 034 | 0131 663 9568 | 0131 229 3399 | 0141 332 0086 | 0131 665 3131

Call us on **0131 229 3399** or  
 email [sales@dm-property.com](mailto:sales@dm-property.com)  
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