



Kilravock House, 5/7 Oswald Road Edinburgh EH9 2HE

Shared Ownership Ground Floor Retirement Flat (buyers minimum age 60 years)

Prime Residential Area

Convenient for Excellent Local Amenities/Access To City Centre

- Entrance Hall with walk-in storage • Lounge open to well fitted Kitchen with Dining Area
- Sun Porch • Double Bedroom with fitted wardrobe • Bathroom with separate shower area
- Gas central heating • Double glazing • Entryphone system • Lift
- Communal landscaped grounds • Residents' parking areas
- Common room/communal laundry/guest suite • Pets welcome

By appointment, please telephone agents 0131-220 8742

Fixed Price £70,000



Excellent opportunity to acquire a 50% share (75% share available on request) of this extremely appealing ground floor flat forming part of a small development pleasantly located in the prestigious Grange district lying south of the city centre

An entryphone system provides security to the well maintained communal entrance with lift access to all floors providing a fine introduction to this most charming property. The generous, well designed accommodation comprises: entrance hall with walk-in storage cupboard, charming lounge with sun porch off and open to a well fitted kitchen with dining area, comfortable double bedroom with fitted wardrobe and large bathroom with separate shower area. The flat benefits from gas central heating and double glazing. Set within attractive communal landscaped grounds with residents' parking. Residents may enjoy stunning views from the common room on the fourth floor with generous balcony/seating and there is also a spacious guest suite which families can book for a small nightly fee. Communal laundry rooms are provided on each floor.

Note: This is open to residents with a minimum age of sixty years.

Building & Grounds

A monthly rent and service charge is payable to Viewpoint Housing Association to include maintenance of all areas (except kitchens and bathroom fixtures and fittings), communal gas central heating/hot water system, communal lighting, ground/garden maintenance, housing support staff

9am-3.30m Mon-Fri/24 hour telecare alarm service and block buildings insurance.

Location

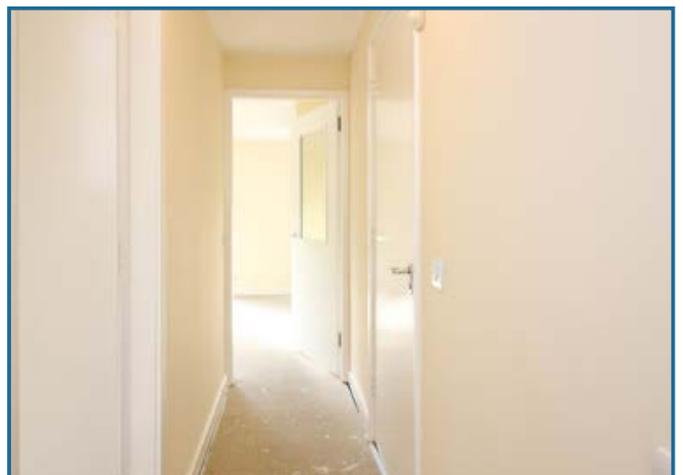
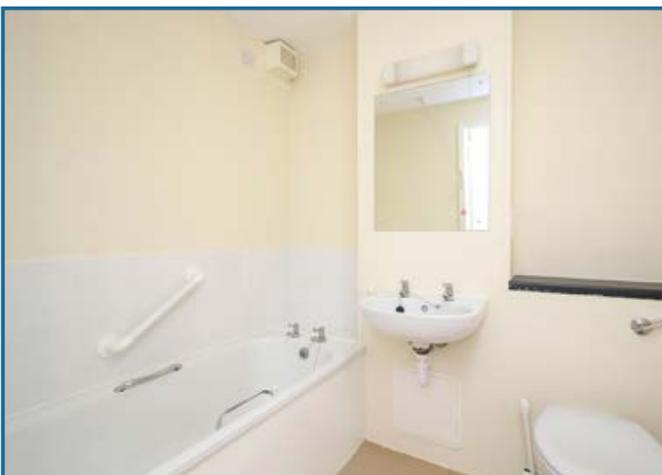
The Grange is one of the City's most sought after and long established residential districts. The area is well served by an excellent range of amenities including select shops, restaurants and banking/post office services at neighbouring Marchmont, Morningside, Bruntsfield and Newington with a range of recreational facilities in and around the area including a golf course, swim centre, theatres, multi-screen cinema and scenic walks at Blackford Hill or the wide greenery of the Meadows. A frequent and effective public transport service operates nearby to many parts of the city and the city by-pass is easily accessible linking with major motorway networks to the north, south & west regions. Edinburgh International Airport and Waverley/Haymarket Railway Stations are also within easy access.

Accommodation (widest points)

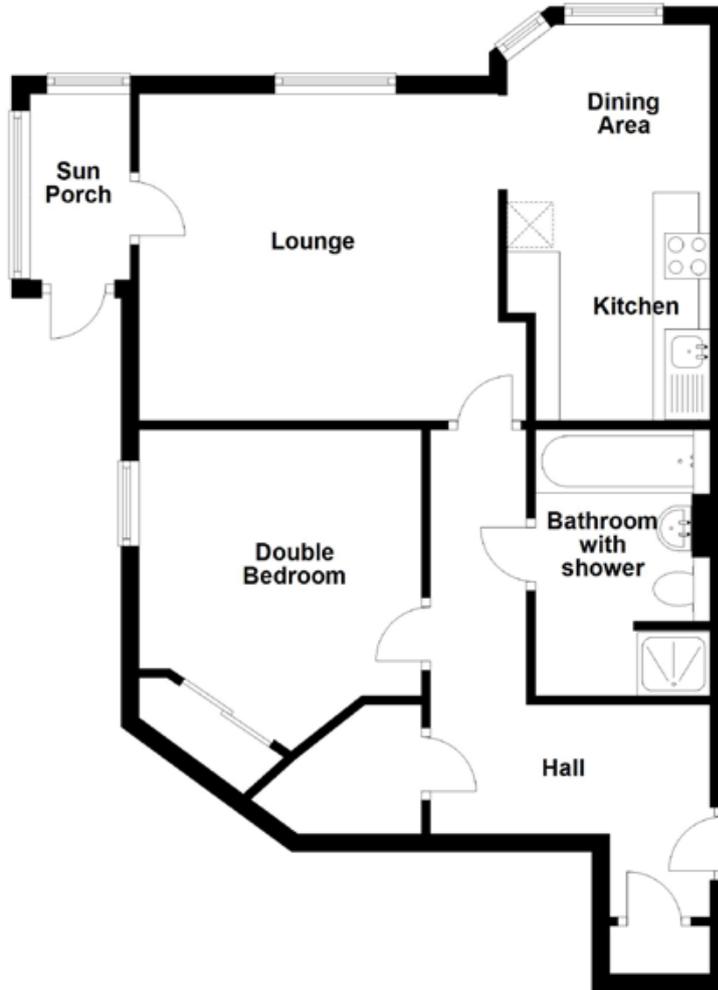
Entrance Hall	
Lounge	12'11" x 11'9" (3.94 x 3.58m)
Sun Porch	6'7" x 3'7" (2.01 x 1.09m)
Kitchen/Diningroom	14' x 7' (4.27 x 2.13m)
Double Bedroom	9'9" x 9'7" (2.97 x 2.92m)
Bathroom	9'9" x 6' (2.97 x 1.83m)

EPC Rating

C



5/7 Oswald Road



Schematic Diagram Only - Not To Scale
Plan produced using PlanUp.



Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract on offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a laser measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. All layout plans are schematic diagrams for reference only and not to scale. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.



tc young solicitors

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