



**Flat 50, Homescott House, 6 Goldenacre
Terrace, Goldenacre, Edinburgh, EH3 5RE**

Situated on the fourth floor with lift access, this generously proportioned flat offers a perfect blend of space and style. The lounge/diner is sizable and provides plenty of space for both relaxation and entertaining. The modern kitchen is equipped with essential appliances including an electric hob and oven. The bedroom features a built-in wardrobe, offering ample storage space, while the well-appointed bathroom boasts a double shower cubicle.

The property benefits from double glazed windows and electric heating, ensuring a warm and comfortable environment throughout. While there is communal garden access, residents also enjoy the convenience of permit parking. This property is well-presented and move-in ready, providing a fantastic opportunity for those looking to settle in the City Centre.

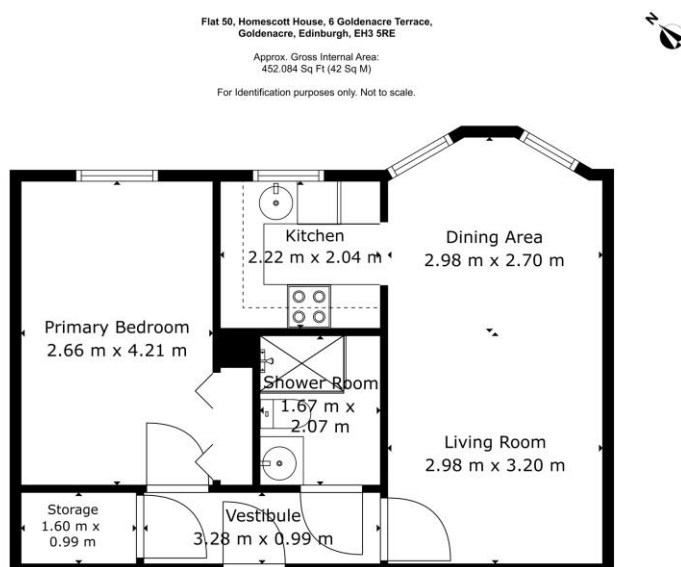
Please note that this property is being sold as seen. No guarantee or warranty will be given to the purchaser regarding the existence or condition of any services or systems in or on the property. The purchaser will require to accept the position as it exists, as no testing of any services or systems shall be allowed. No specialist reports (including structural, roof or EWS1) will be provided for the property and no moveable items will be included in the sale.

Location

Goldenacre is a vibrant and desirable area of Edinburgh, situated just northeast of the City Centre. It is renowned for its charming residential streets, excellent amenities, and green spaces. The area offers convenient access to local shops, cafes, and restaurants, with efficient public transport links providing swift connectivity to the rest of the city.

Viewing Details

By appointment contact Simpson & Marwick



EPC: D (60)

Council Tax - D

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