



FLAT 32, 16 QUEENS COURT

Queens Road, Craigleith, Edinburgh, EH4 2BY



1

Public Room



1

Bedroom



1

Bathroom

FLAT 32, 16 QUEENS COURT

Ideally suited to independent retirement living, this attractive one-bedroom apartment forms part of a purpose-built development in desirable Craigleith. Designed with comfort, security and convenience in mind, the development features a secure shared entrance, lift service and phone entry system, while the welcoming residents' lounge provides an excellent space to relax and socialise. The apartment itself offers a sunny living and dining room with leafy outlook, well-appointed kitchen, sun-facing double bedroom with wardrobe and modern shower room. Well-kept communal gardens, residents' car parking and communal utility facilities further support an easy, low-maintenance lifestyle. Age restrictions apply. Extras: All fitted floor and window coverings, light fittings and integrated appliances are included in the sale.

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TOUR OF THE
PROPERTY



RECEPTION ROOMS & LIVING SPACE





FEATURES

- One-bedroom retirement flat in Craigleith
- Purpose-built development with secure entrance
- Lift service and phone entry system
- Hallway with useful built-in storage
- Sunny living and dining room with leafy outlook
- Well-appointed fitted kitchen
- Sun-facing double bedroom with wardrobe
- Modern shower room
- Residents' lounge and communal utility facilities
- Well-kept communal gardens
- Residents' car park with unallocated parking
- Double glazing
- Applicants must 60+ years old, and if a couple, one must be 60+ and the other at least 55 years old.







THE BEDROOMS & BATHROOMS



CRAIGLEITH, EDINBURGH

The prestigious residential suburb of Craiglockhart enjoys a tranquil, leafy setting to the south of the city centre. The area is well-served by an extensive range of local services and amenities in Craiglockhart and nearby Colinton Village, while the bustling high streets of Bruntsfield and Morningside (both home to a vibrant selection of specialist shops, cafes, bars and bistros) are also nearby. Craiglockhart offers a wealth of sport and leisure facilities, particularly Craiglockhart Leisure Centre & Tennis Centre, which boasts a well-equipped gym, fitness studios, squash courts and a multi-purpose sports hall, as well as outstanding indoor and outdoor tennis facilities. Or if you prefer to exercise in the fresh air, why not take a relaxed stroll or cycle along the Union Canal or picturesque Water of Leith walkway. Craiglockhart benefits from an excellent range of state schools and the area is also well positioned for some of the capital's finest independent schools. Craiglockhart is served by superb public transport links across the city and nearby Slateford train station offers regular services to Edinburgh and Glasgow. The area is also ideal for commuters thanks to swift and easy access to the Edinburgh City Bypass, Edinburgh Airport and the M8/M9 motorway network.



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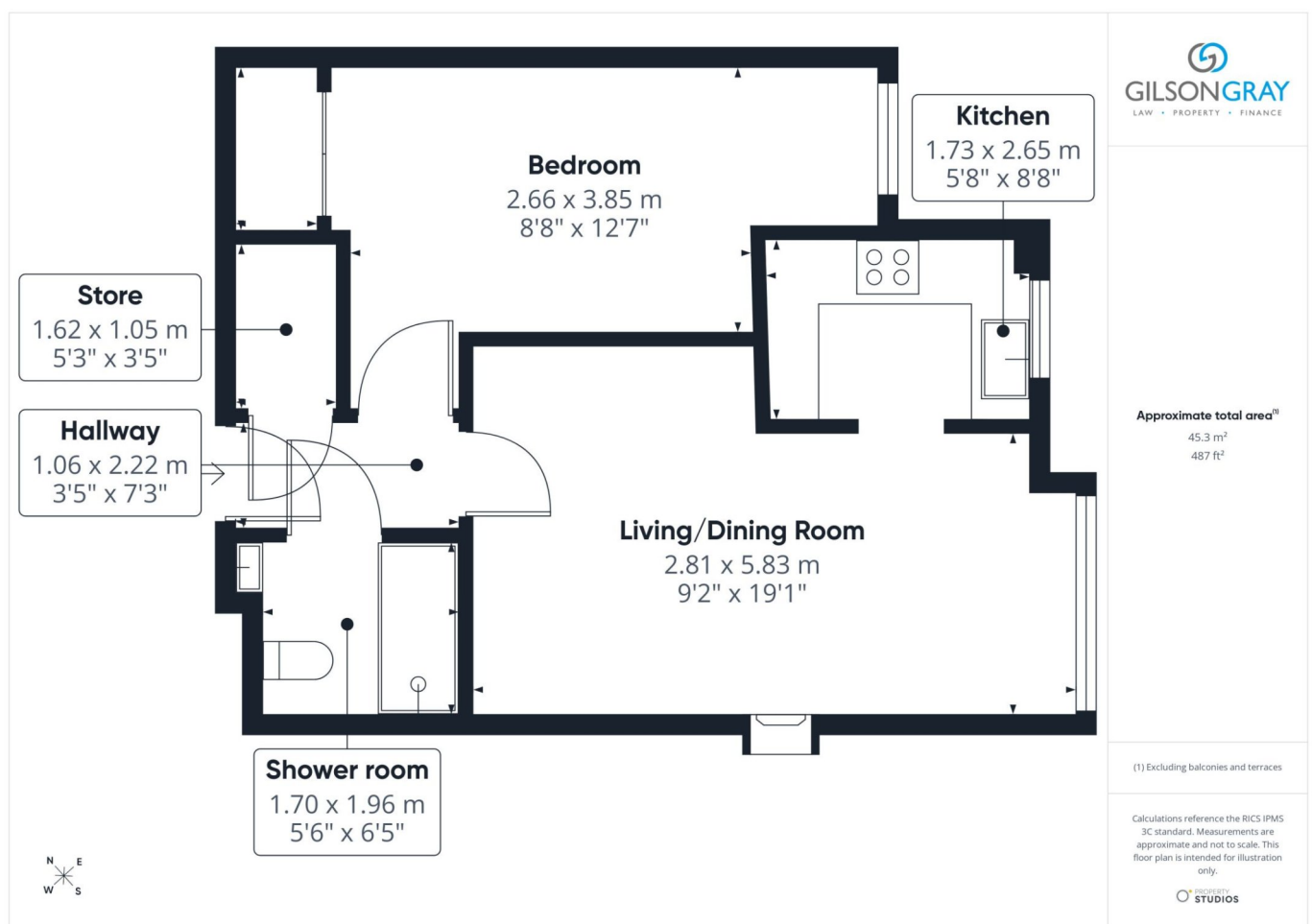
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RATING

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