

12 Homescott House, 6 Goldenacre Terrace, Inverleith, Edinburgh, EH3 5RE



Description

Forming part of a popular retirement development in sought-after Inverleith, this rarely available 2 bed first floor flat offers the perfect choice for those looking to retire or semi-retire, whilst still remaining in a well-connected area of the city, with excellent amenities easily accessible. Commanding an enviable gable setting boasting superb views over playing fields, the flat is presented in good decorative order throughout. The complex comes with private residents' parking (open-to-all spaces and designated bays), lift access and delightful shared garden grounds.

Furthermore, there is a resident house manager, along with laundry facilities (including an outside drying area), a refuse chute on every floor, a recycling room and overnight visitors' accommodation. A large recently updated common room for socialising with neighbours is a popular venue with a programme of events, a small kitchen and a nearby toilet. There is also a 24-hour Careline alarm system with emergency pull cords in the flat's main accommodation areas, providing additional peace of mind.

Additional Information

Please note that owner occupiers must be at least 60 years of age, or if owner occupiers are a couple, one must be 60 or over and the other at least 55 years of age. All residents must be capable of independent living and approved by interview.

Factor

The property is factored by First Port at a current cost of approximately £3,600 per annum billed twice a year. According to the vendor this cost covers buildings insurance, communal lighting and electricity, stair cleaning, communal repairs (including a fund for future major repairs) and the 24-hour pull cord alarm system.

Extras

The oven, hob, and fridge/freezer are included.



Location

Goldenacre Terrace is located within the desirable Goldenacre and Inverleith district of Edinburgh, which lies a short distance to the north of the city centre. The area boasts an array of amenities and good local shops, whilst nearby Canonmills and Stockbridge have several cafes, bars, specialist shops and a Tesco Supermarket. There is also a large Morrisons supermarket on Ferry Road and an ASDA at Newhaven. More extensive shopping can be found at the new St James Quarter, Ocean Terminal or Craighleith Retail Park, including high street shops and a Vue cinema.

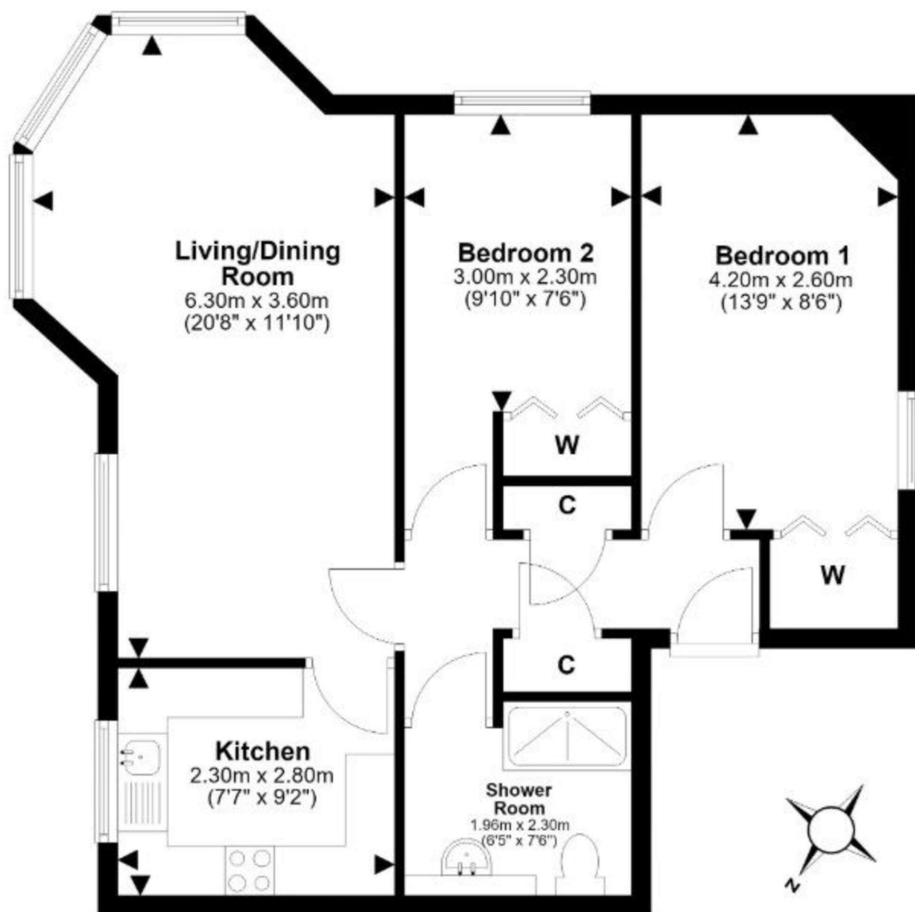
Western General Hospital is a short drive or bus journey away, and recreational facilities include the renowned Royal Botanic Garden, Inverleith Park, Glenogle Swim Centre and Water of Leith Walk & Cycle Pathway. Regular buses run to and from the city centre and surrounding areas, and Waverley rail station, tram stops and Edinburgh Bus Station are nearby. Edinburgh Airport, the Forth Road Bridge/Queensferry Crossing, and the main motorway networks are within easy reach via the A90 heading west, and nearby Ferry Road connects via the City Bypass to the A1 heading south.

EPC Rating: C

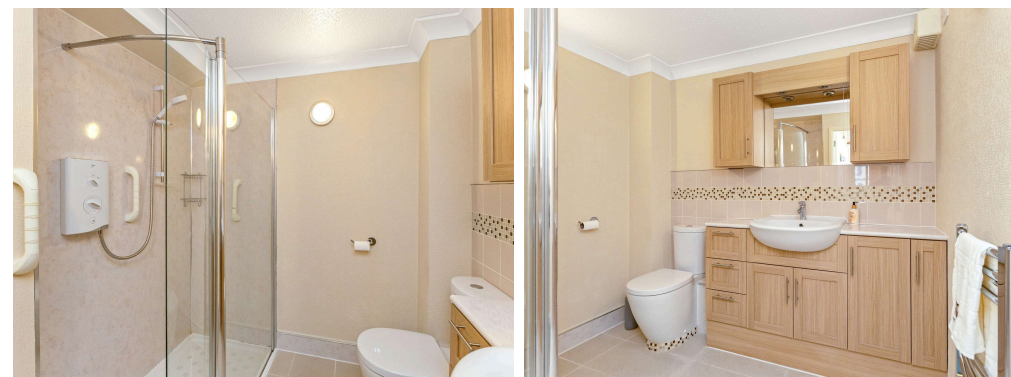
Price and Viewing

For price and viewing information or further details on this property please contact us on 0131 557 3188.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.



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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

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