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Offers Over

£135,000

Flat 19 Homescott House, 6 Goldenacre Terrace

Inverleith | Edinburgh | EH3 5RE

This exceptional third floor flat forms part of an established retirement complex within the ever-popular Inverleith district, close to excellent local amenities and transport links. The property has been upgraded to a high standard in recent years with modern fixtures and fittings throughout.

-  1 Bedroom
-  1 Public Room
-  1 Bathroom
-  Residents Parking
-  Communal Grounds
-  EPC Rating – C
-  Council Tax Band - D



Description

The accommodation, in brief, comprises; well-maintained communal lobby with lift and stair access, welcoming hallway with deep storage cupboard, spacious and bright reception/dining room, stylish modern kitchen with appliances, generously proportioned double bedroom with built-in wardrobes, and modern shower room with electric shower. Further benefits include double glazing and electric heating.



Extras

All fitted floor coverings will be included in the sale together with the cooker and fridge/freezer.

First Port Management

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. There is a monthly service charge of approx. £217 for the maintenance of communal areas, 24 hour House Manager and building insurance.

Additional Information

The complex offers a safe and secure environment with a House Manager, 24- hour emergency call line facility, residents' communal lounge & guest room (bookable by prior arrangement). In addition, private residents parking is available within the immaculately kept communal grounds.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

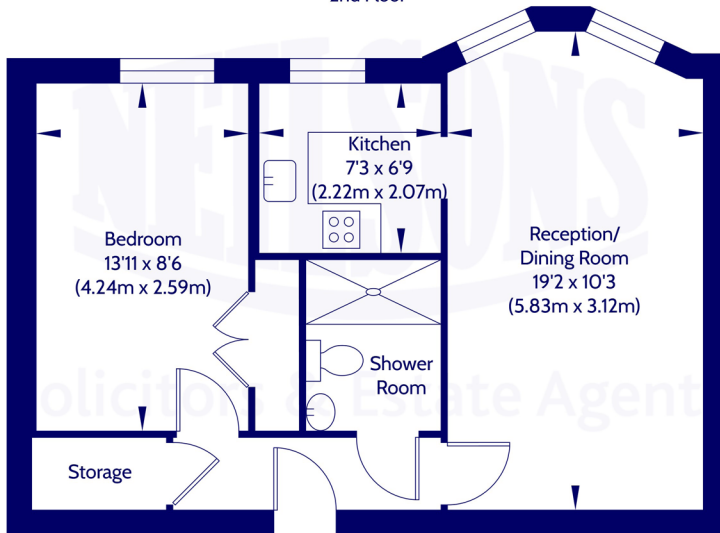
The property is situated in the charming, leafy district of Inverleith which lies approximately one mile to the north of Edinburgh city centre. There are excellent public transport links to the city centre and surrounding areas and both Princes and George Street are within walking distance. For those travelling further afield the City Bypass and Waverley train station are both easily accessible. There is an excellent selection of popular bars, cafes, take aways and shops in Inverleith. More extensive amenities can be found in nearby Stockbridge, which has a wide array of shops and a variety of bars and restaurants. A large Tesco Superstore, Lidl and Waitrose can also be found close by. The outdoor enthusiast can enjoy delightful walks along the Water of Leith and through Inverleith Park and the Royal Botanic Garden.





Approx. Gross Internal Floor Area 44 Sq M / 469 Sq Ft.

2nd Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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