



Inverleith, Edinburgh

FLAT 37 HOMESCOTT HOUSE, 6 GOLDENACRE TERRACE, EDINBURGH EH3 5RE

A third floor retirement flat combining safety and security, with a convenient location just off Inverleith Row. The flat, which is particularly well-presented, benefits from an easterly outlook over Goldenacre Playing Fields, as well as access to a residents' lounge and 24-hour assistance.



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DESCRIPTION

This delightful and modern third floor flat forms part of a well-maintained retirement complex with an abundance of communal facilities and provides any resident the comfort, independence and privacy of their own home with the knowledge that assistance is on hand and that all facilities are fully managed. The accommodation comprises:

- Third Floor Retirement Flat
- Leafy Views over Playing Fields
- Living/Dining Room
- Separate Modern Kitchen
- Spacious Bedroom with Fitted Wardrobes
- Contemporary Shower Room
- Walk-In Storage Cupboard
- Communal Gardens
- Residents' Lounge and Kitchen
- Laundry Room
- 24 Hour Assistance
- Lift
- House Manager
- Residents' Parking

LOCATION

Homescott House is a McCarthy & Stone retirement development in an ideal location 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 popular cafes, bars, specialist shops and a Tesco Supermarket. More extensive shopping can be found at the new St James'

Quarter (with its extensive High Street brands) or Ocean Terminal (with a VUE Cinema), both just a short drive or bus journey. For those who like leisurely strolls a short walk down Inverleith Row brings you to the delightful open spaces of the renowned Royal Botanical Gardens, Inverleith Park and to the north of the property there are walks to be had along the waterfront at Newhaven Harbour. The Water of Leith Walkway offering tranquil, traffic-free walking is also nearby. Other well known recreational facilities within the area include the Glenogle Swim Centre. The Western General Hospital is also a short drive or bus journey away. Regular buses run to and from the city centre, surrounding areas, and Waverley rail station. Tram stops and St Andrews Bus Station are also nearby. Edinburgh Airport, the Forth Road Bridge/Queensferry Crossing, and the main motorway networks are also within easy reach via the A90 heading west, and nearby Ferry Road connects via the City Bypass to the A1 heading south.

MANAGEMENT FEE

The monthly cost of this flat's share of the management fees which covers cleaning, upkeep and maintenance of all communal areas and facilities, the Resident Manager, the call system and buildings insurance is approximately £225.00 per month paid 6 months in advance.

EXTRAS

Light fittings, curtains, blinds, floor coverings, integrated oven and hob and fridge freezer are included in the sale.

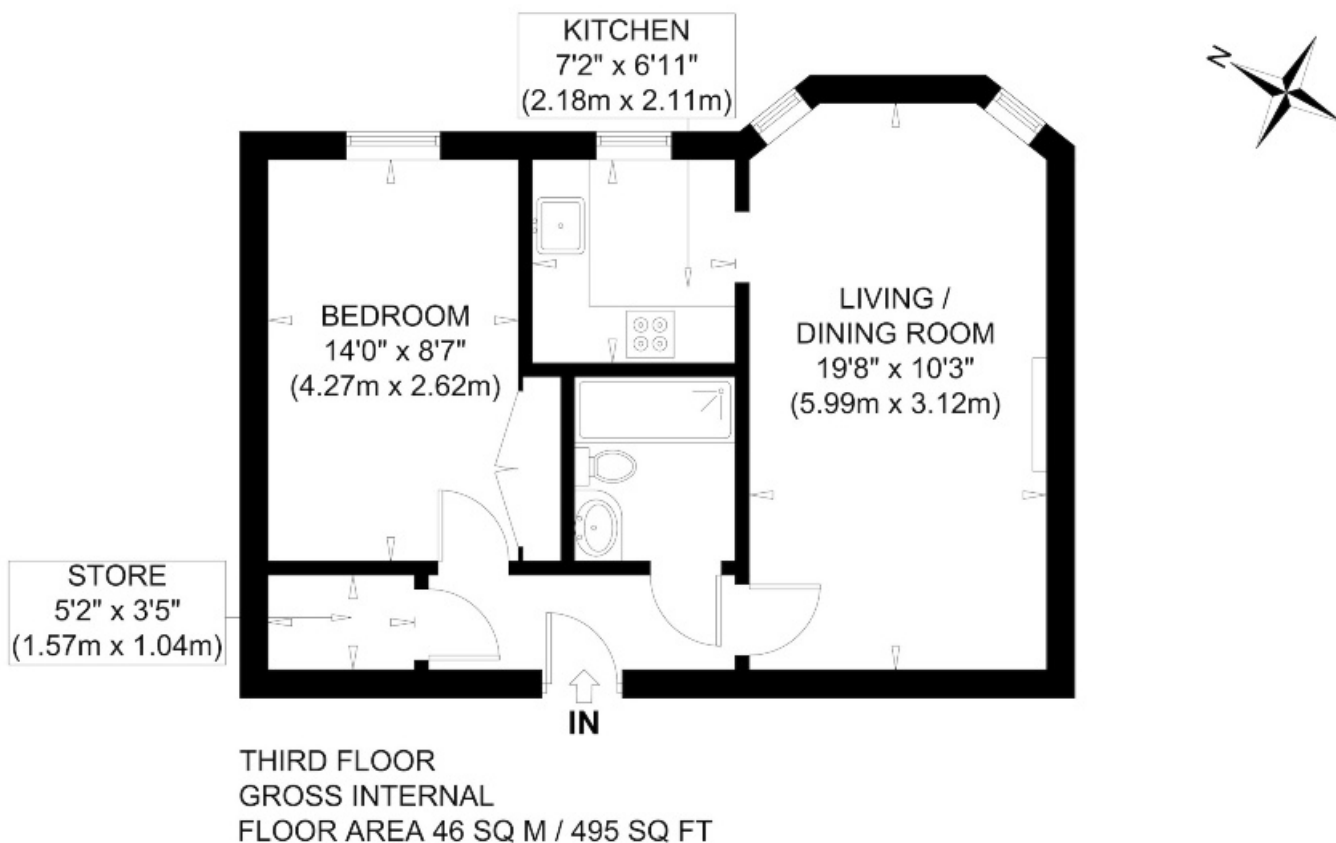
COUNCIL TAX BAND

Band D

VIEWING

By Appointment with Agents. Tel: 0131 467 7550





HOMESCOTT HOUSE
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA = 46 SQ M / 495 SQ FT
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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