



6/1 Rose Park,
Trinity, Edinburgh, EH5 3ST

CALL US ON 0131 447 4747

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For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Secure shared entrance.
- Welcoming reception hall with excellent walk-in storage cupboard.
- Attractive and generously proportioned living room with feature fireplace.
- Modern fitted kitchen with appliances included.
- Spacious double bedroom.
- Contemporary wet room.
- Gas central heating.
- Double glazing.
- Well-maintained communal gardens and grounds.
- Residents’ parking.
- 24-hour Careline system for added peace of mind.
- Part-time on-site manager.
- Twin guest suite available for visiting family and friends.



GENERAL DESCRIPTION

An excellent opportunity to acquire a well-presented ground floor apartment forming part of a highly regarded retirement development in the prestigious Trinity district of Edinburgh. Ideally positioned for easy access to an extensive range of local amenities and excellent transport links, the property enjoys a peaceful setting within a small block of four similar residences and benefits from residents’ parking and attractive communal grounds.

FACTORING NOTE:

The development is professionally managed by Lorimer Property Group, with a monthly factoring charge of approximately £160. This fee covers the maintenance and upkeep of the communal areas and landscaped grounds, buildings insurance, the 24-hour Careline service, and the services of a part-time on-site manager. Residents also benefit from access to a well-appointed twin guest suite, complete with kitchen and en-suite facilities, providing comfortable accommodation for visiting family and friends. The development is specifically designed for independent retirement living, with occupancy restricted to purchasers aged 60 years and over. Prospective residents must be capable of living independently while enjoying the reassurance of on-site support and emergency assistance when required.

LOCATION

The property enjoys an enviable position within the highly sought-after Trinity district of north Edinburgh, offering the perfect balance of peaceful residential living and excellent accessibility. Situated just north of the city centre and close to the vibrant Newhaven waterfront, residents benefit from a superb selection of local amenities within easy reach. The area is renowned for its excellent choice of cafés, restaurants and bars, while nearby green spaces provide opportunities for a range of leisure activities including tennis, bowling and pleasant walks. Everyday shopping needs are well catered for by a 24-hour Asda supermarket, with Ocean Terminal offering a wider range of retail outlets, M&S Food, restaurants and a Vue Cinema. The world-famous Royal Botanic Garden Edinburgh is within easy walking distance, and the area is exceptionally well served by regular public transport links connecting to the city centre and surrounding districts. For those who enjoy cycling and walking, Edinburgh’s extensive cycle path network can be easily accessed nearby. Combining excellent amenities, attractive surroundings and convenient transport connections, Trinity remains one of Edinburgh’s most desirable residential locations.

COUNCIL TAX BAND:

TRAIN STATION:

AIRPORT:

BUSES:

C.

APPROXIMATELY 2 MILES TO EDINBURGH WAVERLEY STATION.

APPROXIMATELY 8.5 MILES TO EDINBURGH AIRPORT.

WITHIN 200 METRES.

EXTRAS: INCLUDED IN THE SALE ARE ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS AND CURTAIN POLES, TOGETHER WITH THE KITCHEN APPLIANCES, COMPRISING A FREESTANDING COOKER, FRIDGE/FREEZER AND AUTOMATIC WASHING MACHINE. PLEASE NOTE THAT NO WARRANTIES OR GUARANTEES WILL BE PROVIDED IN RESPECT OF THE WHITE GOODS. CERTAIN ITEMS OF FURNITURE MAY ALSO BE AVAILABLE BY SEPARATE NEGOTIATION.





**ENERGY PERFORMANCE
CERTIFICATE RATING C**

**Rose Park,
Edinburgh,
Midlothian, EH5 3ST**

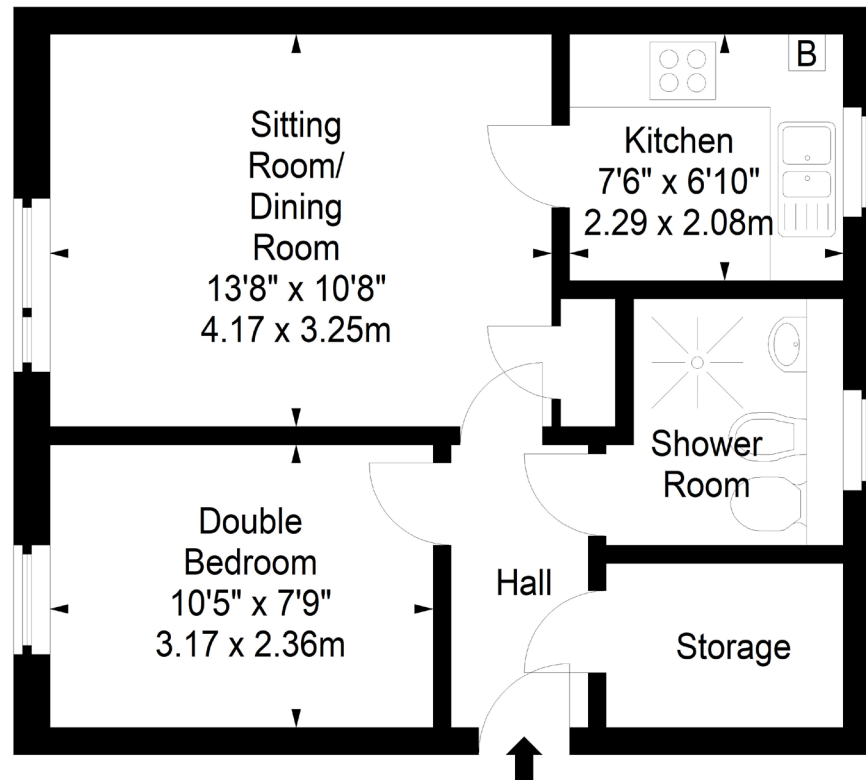
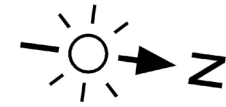


Approx. Gross Internal Area

413 Sq Ft - 38.37 Sq M

For identification only. Not to scale.

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Ground Floor

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WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.