Craiglockhart

20/45 Craiglea Place
EH10 5QD

1 | 1 | C EPC Rating

Retirement Flat - 1st Floor - Buzzer 45

OFFERS OVER £179,000

- Entrance hall with storage
- Living room
- Kitchen
- 1 double bedroom
- Shower room

- Residents must be at least 60 years old
- Electric heating
- Double glazing
- Secure entry phone system
- Residents parking
- Communal grounds
- Lift

Viewing - by appointment call
Beveridge & Kellas on 0131 554 6321







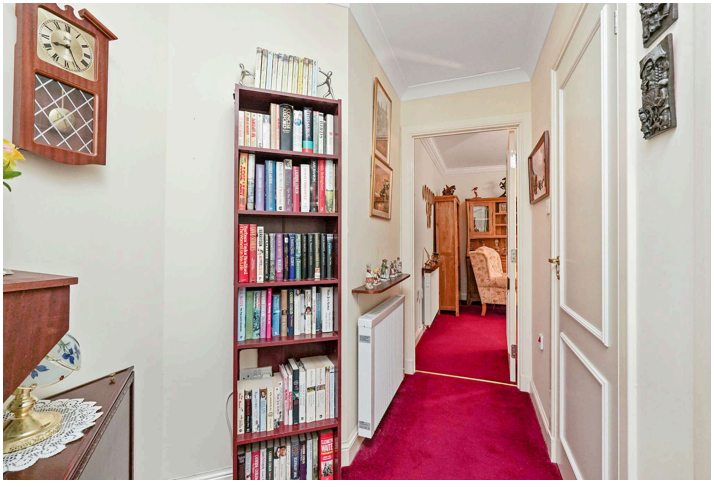












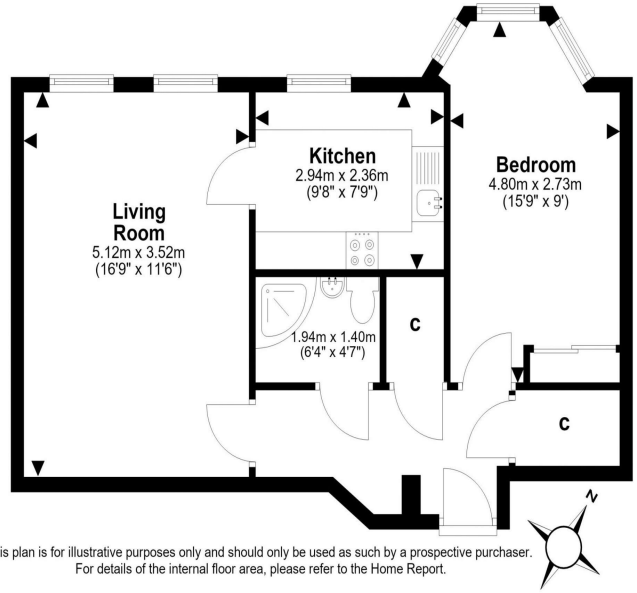


Viewing is highly recommended for this first floor retirement flat located in the popular Morningside area. Located to the south of Edinburgh and known for its charming atmosphere. Moringside offers an excellent selection of independent shops, cafes, restaurants and local amenities as well as highly regarded schools and convenient transport links.

Accessed via a secure communal stairwell and features a lift, the property opens to a welcoming entrance hall with 2 handy storage cupboards, and most of the accommodation off. The rear facing bright and spacious living room enjoys an electric powered fireplace within a surround, twin windows, cornice and the kitchen off. The kitchen is also rear facing and has base and wall units, integrated oven with electric hob, freestanding fridge freezer and washing machine. The flat enjoys a double bedroom off the hallway with a built-in mirrored wardrobe. Completing the accommodation is a fully tiled shower room with electric powered shower unit, WC, wash hand basin and emergency pull cord.

Additional benefits include electric heating, double glazing, communal grounds, communal areas, and residents parking within the development.

Note: Residents must be at least 60 years old and able to live independently.



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.

FACTOR - Approx £211 per month. Trinity Factoring, 209/211 Bruntsfield Place, Edinburgh, EH10 4DH

EXTRAS

To include the aforementioned white goods, carpets, blinds/curtains, light fittings (no warranties to be given).

OFFERS

Offers Over £179,000 are invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, Tel: 0131 554 6321, Fax: 0131 553 5319, DX 550850 Leith.

We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.