Boswall

9/1 Wardiefield
EH5 1RX

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Ground floor retirement flat - Buzzer "King"

OFFERS OVER £125,000

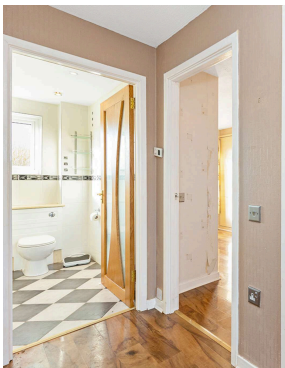
- Entrance hall
- Living room
- Kitchen
- Bedroom
- Shower room

- Electric heating
- Double glazing
- Secure entryphone system
- Well maintained communal gardens
- Residents parking

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



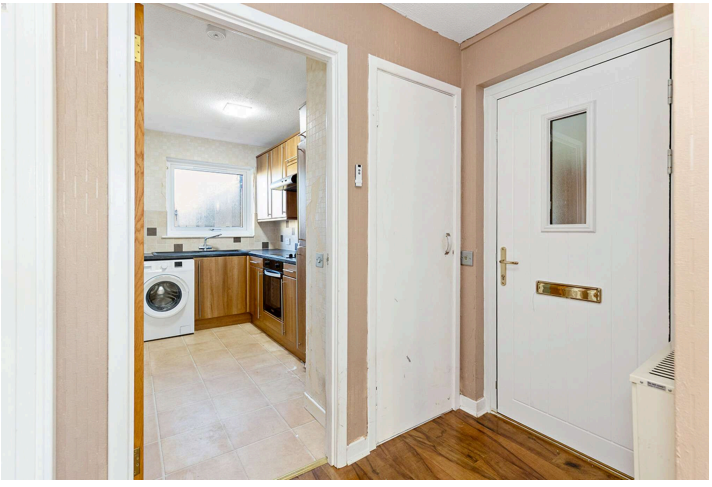










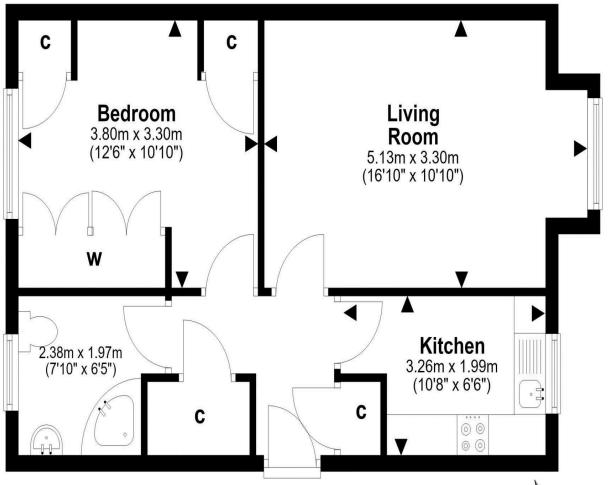












This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.

This well presented one bedroomed ground floor flat is situated within a quiet location within a small retirement development exclusively for the over sixty's (if a couple, at least one must be 60 years or over). The property is located on the ground floor within a well-maintained common stair with secure entryphone system which also gives access to the well-maintained shared rear garden. The hallway features two built in cupboards, entryphone handset and all accommodation off. To the front is a well-proportioned living room with modern fireplace with in-set electric fire. Also, front facing is the kitchen that features base and wall units, integrated oven and electric hob, fridge freezer, and a washing machine. To the rear of the property is a double bedroom which features a large built-in wardrobe. Completing the accommodation is a rear facing shower room with electric shower, WC, wash hand basin set within a vanity unit with further storage.

Additional benefits include - double glazing, electric heating, residents parking, secure entry phone system and well-maintained shared gardens.

There are several supermarkets within easy reach, while nearby Stockbridge and Comely Bank offer speciality shops and a large Waitrose. Leith's Shore area, with its waterfront restaurants, is also easily accessible, as is the multi-screen cinema at Ocean

Note - A residents' committee oversees the upkeep of communal areas at £150 every 6 months.

EXTRAS

To include the aforementioned white goods (no warranties to be given) carpets and curtains.

OFFERS

Offers Over £125,000 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.