

**27 Homecairn House, 2  
Goldenacre Terrace  
Edinburgh EH3 5RD  
Offers Over £110,000**

- Hallway with large storage cupboard
- Bay window living/dining room
- Kitchen with a range of floor and wall mounted units, electric cooker and white goods included in sale
- Double bedroom with fitted wardrobes
- Wet room with shower and two-piece suite
- Electric heating and double glazing throughout
- Communal gardens
- Residents parking
- Lift to all levels



## Retirement

Blair Cadell offer the market this lovely one bed retirement property in a peaceful development in the heart of Inverleith, with bus routes a short walk away and excellent local amenities.

The accommodation comprises an entrance hallway with a large cupboard offering plenty of useful storage space. A bright bay window living/dining room leading through to a self contained Kitchen which has a range of floor and wall mounted units, electric hob and cooker and white goods which are included in the sale. A double bedroom with fitted wardrobes and a wet room with shower and two-piece suite. Electric heating and double glazing throughout the property. Lift to all levels along with communal gardens and residents parking. Note: owner occupiers must be at least 60 years of age, or if owner occupiers are a couple, one must be at least 55 years of age and the other 60 years of age or over. All residents must be capable of independent living and approved by interview.\*No warranties for systems or appliances\*

Inverleith is an affluent and established residential district close to the city centre. The area benefits from pleasant leafy streets and being close to Inverleith Park with an active tennis and bowling club. There are great local amenities at Goldenacre and a Morrisons, Waitrose and Sainsbury's supermarket within easy reach. The Royal Botanic Gardens are also within moments of the property as is the pleasant walkway of the Water of Leith. Specialised shopping including coffee shops, bars and restaurants are available in nearby cosmopolitan Stockbridge. The waterfront in Leith, Granton Harbour, Ocean Terminal shopping and leisure centres are in easy driving distance and there is good road access both to the east and west.

## Council Tax Band D

## Energy Rating C

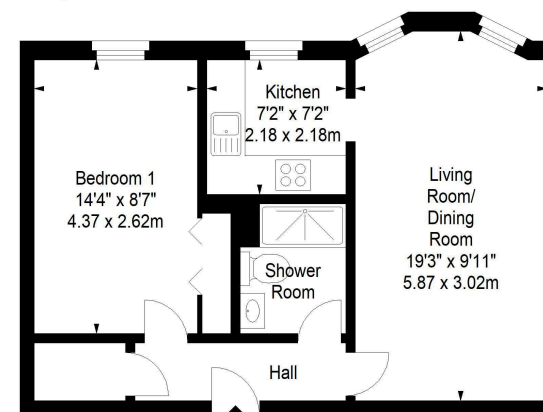
Viewing by appointment on 0131 337 1800



Home Cairn House,  
Golden Acre Terrace, EH3 5RD



Approx. Gross Internal Area  
484 Sq Ft - 44.96 Sq M  
For identification only. Not to scale.  
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Third Floor

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