



39/22 East Crosscauseway
Homecrag House, Newington, Edinburgh, EH8 9HG

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

- Shared secured entry.
- Stairs & lift to upper levels.
- Reception hall with storage.
- Living room/dining room.
- Views to Arthur's Seat & Salisbury Crags.
- Kitchen with appliances.
- Good sized double bedroom with fitted storage.
- Bathroom.
- White meter heating.
- Double glazing.
- Communal grounds.
- Residents parking to rear.
- Drying area and communal gardens.
- 24-hour Careline system.
- House Manager - Monday to Friday 9:00 am till 4:00 pm.
- Communal lounge.
- Laundry room.
- Guest suite.



GENERAL DESCRIPTION

A second-floor flat forming part of an established retirement development in the vibrant Newington district of the city, close to a wide range of local amenities and within walking distance from the City Centre. The property is ideal for somebody downsizing and looking to stay in the area.

FACTORING NOTE

The development is factored and maintained by Trinity Factoring. There is a fee of approximately £236 per calendar month for the upkeep of all the communal areas, 24-hour Careline system and House Manager. Please note single occupants must be age 65 if male and age 60 if female. For double occupancy, the second owner must be minimum age 55.

COUNCIL TAX BAND: C.
TRAIN STATION: APPROXIMATELY 0.7 MILES TO EDINBURGH WAVERLEY STATION.
AIRPORT: APPROXIMATELY 9.5 MILES TO EDINBURGH AIRPORT.
BUSES: WITHIN 100 METRES.

LOCATION

Newington is a thriving community in Edinburgh's Southside, popular amongst city dwellers due to the superb amenities on offer and the convenience of access to Edinburgh City Centre itself. The area is set against the backdrop of Arthur's Seat, one of the City's famous landmarks and also borders the green expanse of the Meadows. There is an extensive choice of shops including Tesco and Sainsbury stores, plus banking and post office services. The Cameron Toll Centre offers shopping facilities open seven days a week. Leisure and sporting opportunities are in abundance and include Holyrood Park, the Festival Theatre, the Queen's Hall, Dynamic Earth, the Royal Commonwealth Pool and plenty of fashionable bars, cafes and restaurants. The property is conveniently placed for those connected to the Royal Infirmary and Scottish Parliament. Regular bus services run to the City Centre and other areas, whilst Waverley Railway Station and the City Bypass are both within easy reach.

EXTRAS:

ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS, POLES AND WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE FREESTANDING COOKER AND FRIDGE. THERE WILL BE NO GUARANTEES FOR ANY OF THE WHITE GOODS.

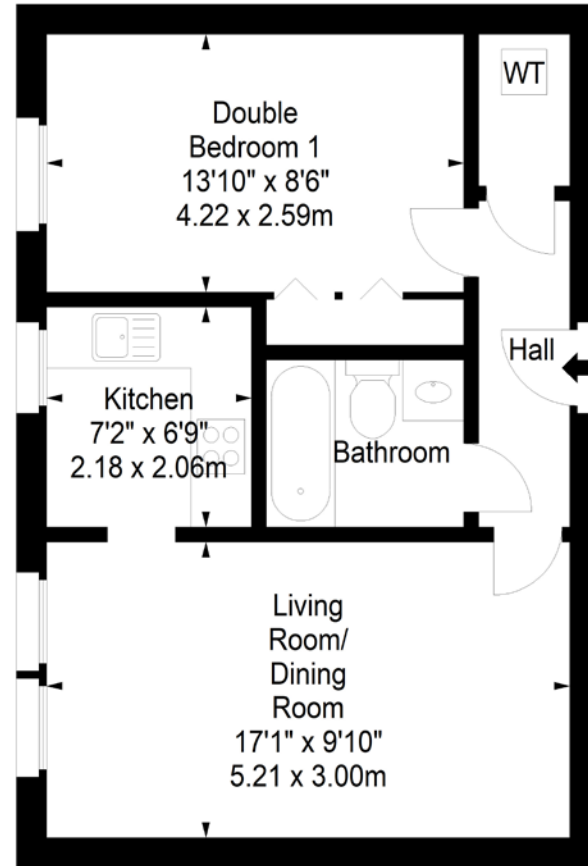




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Approx. Gross Internal Area
457 Sq Ft - 42.46 Sq M
For identification only. Not to scale.
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Second Floor



Energy Performance
Certificate Rating C