



**24 Homescott House 6, Goldenacre
Terrace, Edinburgh, EH3 5RE**



CHARTERED FIRM



ELP 
**Arbuthnott
McClanachan**
solicitors & estate agents

ATTRACTIVE

ONE BEDROOM SECOND FLOOR FLAT



Attractive, one bedroom, second floor, retirement flat situated in the sought after Inverleith district in Edinburgh, close to local shops and amenities, bus routes and The Botanical Gardens. The accommodation consists of an entrance hallway, with a walk-in cupboard, a bright and spacious dining lounge with a bay window, a lovely outlook to the communal garden and playing fields beyond, and an archway leads through to the fitted kitchen. There is also a double bedroom, with a fitted wardrobe, and a shower room with a walk-in shower. There is residents parking to the rear of the building and the block is entered via a secure entry system which leads in to the communal hallway and a large residents' lounge with a small kitchen area and plenty of seating. There is a shared laundry room on the ground floor with 4 washing machines and 4 tumble dryers. The upper floors are reached by a lift, and there is a rubbish chute on each floor. A guest room is available for a small fee. There are lovely communal grounds with an area of lawn and attractive planted borders. The development also benefits from an on-site manager and a 24-hour monitoring service. There are pull-cords located throughout the property in case of emergency.

Communal entrance with entry phone

Hall with storage

Dining lounge

Kitchen

Double bedroom

Shower room

Double glazing and electric heating

Shared laundry room, residents lounge

Lift

Residents parking

On-site manager

Factored by First Port factors - approx. £1200 per 6 month





INVERLEITH

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 good 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 are good bus routes close by.



Extras

Insert Extras

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

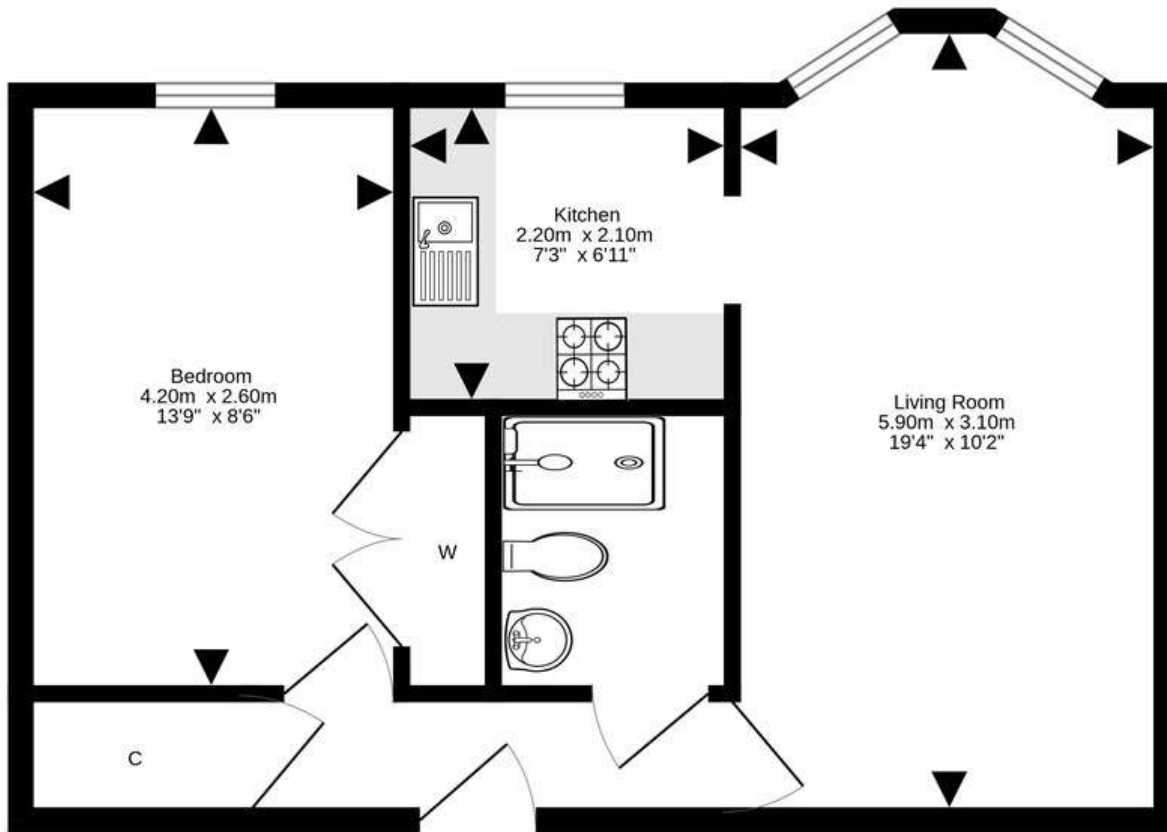
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Home Report Valuation

£115,000

EPC Rating

C



TOTAL FLOOR AREA : 41.3 sq.m. (444 sq.ft.) approx.
 For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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