



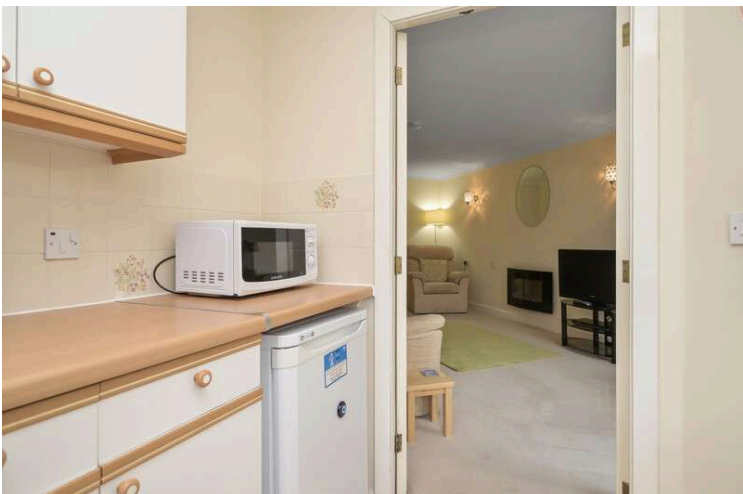


McDougall McQueen present to the market this bright and spacious one bedroom second floor retirement apartment forming part of a modern development with beautifully maintained communal grounds along with residents and visitors parking and further benefits from secure entry system, lift access, residents lounge with arranged social events, guest room and laundry, as well as from a House Manager and 24hour Link to Care line. The property is ideally located in the Blackford area of Edinburgh close to many local amenities and transport links.

- Reception hallway with a large storage cupboard.
- Bright and spacious living and dining room complimented by patio doors opening onto a Juliette balcony, further window in dining area with dual aspect view of the communal gardens, wall mounted electric fire.
- Well equipped kitchen with a range of wall and base units along with integrated appliances.
- Spacious double bedroom with mirrored built in wardrobes with shelves and hanging rail, overlooking the communal gardens.
- Shower room with walk in shower, low maintenance shower panels, under sink cupboard, heated towel, extractor fan and lit

mirror.

- Electric heating and double glazing.
- Beautiful communal gardens.
- Residents and visitors parking.
- The property is only available to residents over 60 years old and the purchaser would be required to meet the criteria of the development. In the case of a couple, one must be 60+ and the other 55+.
- There is a monthly factoring charge payable to First Port Property Services Scotland Ltd of approx. £115.00.



## Location

Blackford is a sought after area, located to the south east of Edinburgh, which is well served by frequent bus services offering easy links into Edinburgh city centre. There is a bus stop by the West Saville development. The open green spaces of The Meadows, Blackford Hill, Holyrood Park and Arthur's Seat are close by offering recreational space, walks and trails. Newington is well served by excellent local shopping facilities close by on Clerk Street. The area is also home to numerous restaurants and coffee shops. Newington offers easy access south to the Edinburgh City Bypass, the A1 and the central Scotland motorway network.

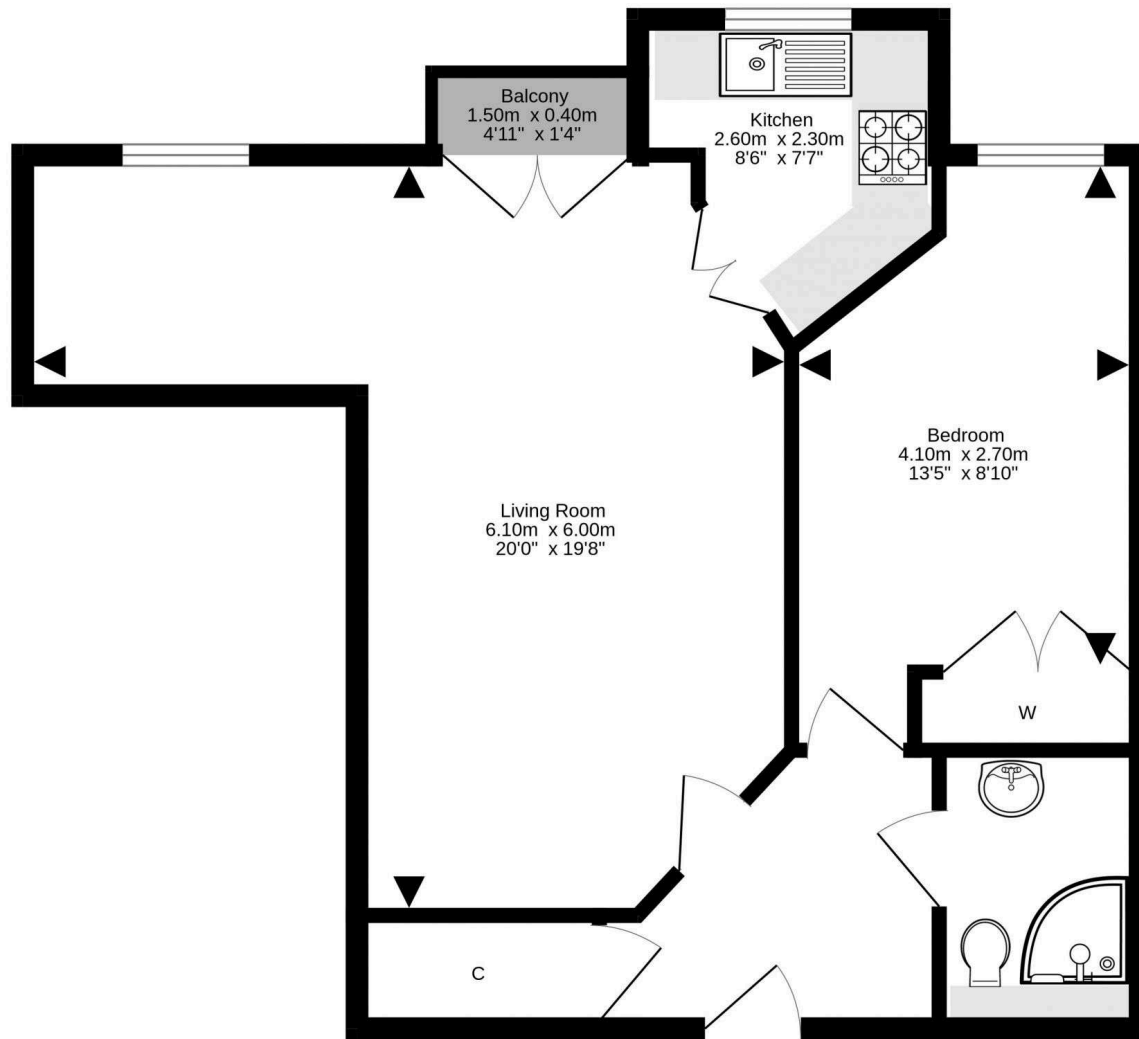
## Extras

Included in the sale are the integrated kitchen appliances, fixtures & fittings and window coverings.

## Price & Viewing

For price and viewing information or further details on this property please contact agent

EPC Band - C



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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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

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