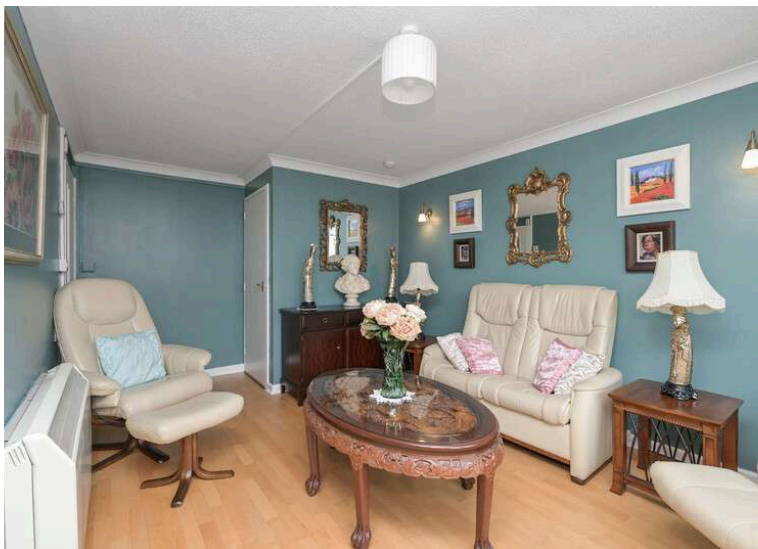




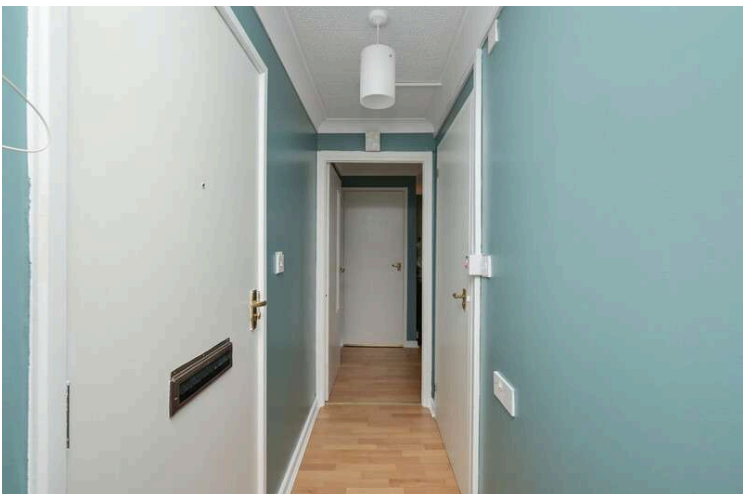
Flat 30, 39 East Crosscauseway, Edinburgh, EH8 9HG

www.mcdougallmcqueen.co.uk



This spacious, one-bedroom, third floor retirement apartment forms part of an attractive retirement complex in sought-after Newington, within easy reach of Edinburgh City Centre, the wonderful open space of the Meadows, and Arthur's Seat. The property offers lift access to all floors, private residents' parking, drying green and communal gardens, further benefitting from a 24-hour Careline alarm system (with emergency pull cords), resident management staff, a communal lounge, and laundry and guest facilities. Presented to the market in excellent order throughout, we would recommend an early viewing.

- Reception hallway.
- Living/dining room with access to the kitchen, walk in useful storage cupboard.
- Kitchen equipped with a range of wall and base units along with integrated oven, grill and hob.
- Good sized double bedroom with two sets of built in wardrobes.
- Bathroom presented as a shower room comprising WC, wash hand basin with vanity storage and walk in shower.
- Double glazing.
- Electric heating with smart meters.
- Residents' carpark.
- Drying area and communal gardens.
- Applicants must be capable of independent living and must be over 60/65 years old; single occupancy: over 60 year old if a woman and over 65 years old if a man; double occupancy: as above but the second occupier must be over 55 yrs old.



Location

Located on the south side of the capital, approximately two miles from the city centre, Newington offers an array of housing options, from traditional tenements to grand villas, suiting every stage of life, and is popular with students due to its fantastic proximity to The University of Edinburgh campuses. This diverse demographic is reflected in the dynamic social scene and atmosphere, which is fuelled by an exciting blend of artisan coffee shops, pubs, bars, and cuisine from all corners of the globe. This is heightened further during the summer months, when the area is transformed into the beating heart of the Edinburgh Festival Fringe. Newington is also home to a wealth of cultural attractions, namely the Festival Theatre, the Queen's Hall and Summerhall multi-arts complex. Residents enjoy access to an eclectic mix of independent shops, express supermarkets and high-street retailers along Nicolson Street and South Clerk Street, with more extensive shopping facilities available at Cameron Toll Shopping Centre. Newington is served by comprehensive public transport links travelling across the city, day and night.

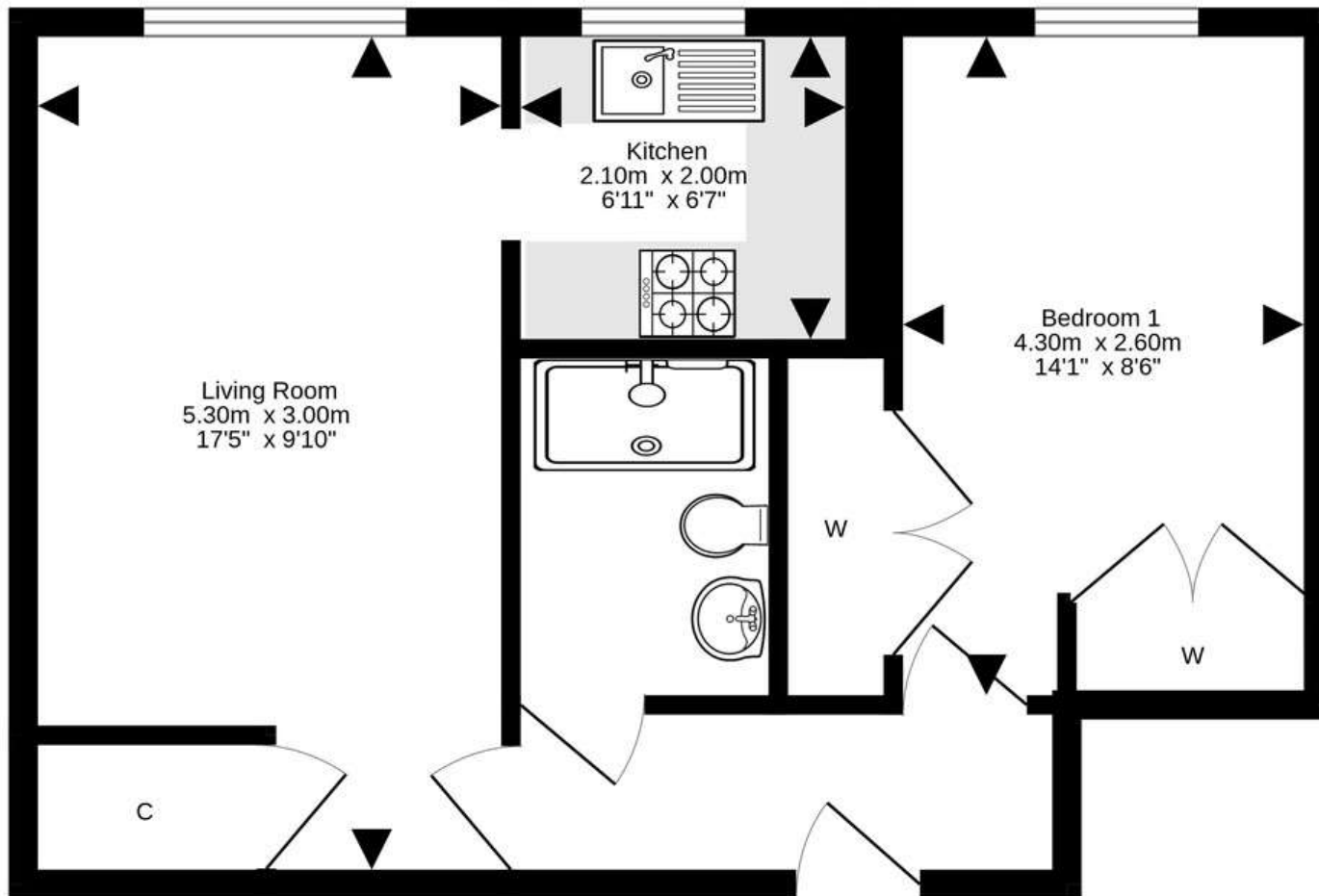
Extras

Included in the sale are the integrated appliances, fridge, window coverings and all floor 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. Made with Metropix ©2023



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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.

