



RALPH SAYER
SOLICITORS & ESTATE AGENTS

8/5 Goldcrest Place
Cammo, Edinburgh, EH4 8GS

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This spacious, two-bedroom, second floor flat makes an excellent purchase for any first time buyer, professional, couple or young/ small family. Set within the prestigious Cammo area of Edinburgh, adjacent to East Craigs and Barnton, this beautiful home forms part of a modern development and is offered in truly ready to move-into condition.

Offering stylish open plan living with stunning views, as well as private residents parking and access to EV charging points within the development, the property is finished in neutral hues and with quality fixtures and fittings.

The property's accommodation comprises of: entrance hallway, which includes two large storage cupboards, while the dual aspect open plan lounge/kitchen/ diner benefits from an integrated four gas hob/oven, extractor hood, dishwasher and fridge/freezer, as well as a patio doors opening onto a Juliet balcony. One of the two double bedrooms has double built-in mirrored wardrobes, while both have floor to ceiling windows. Completing the accommodation is Family Bathroom with three-piece suite and shower over the bath.

This property benefits from secure entryphone system to the communal stair, well-maintained communal grounds surrounding the property including a play park and more than adequate residents parking and access to electric car charging points within the residents parking area.

Extras: all fitted floor coverings, blinds, light fittings and integrated kitchen appliances will be included in the sale. The property can also be sold with most furniture included in the sale price.

EPC Rating - C | Council Tax Band - E

Home Report Value - £265,000

Factor: the development is managed by Ross & Liddel and factor fee is approximately £75/pcm which includes cleaning, lighting & maintenance for all communal areas, as well as block buildings insurance.





Stylish open plan living with stunning views, two-bedrooms and a bathroom with a three-piece suite and shower over the bath.



Let us help you find your next
dream property!



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property@ralphsayer.com
0131 225 5567
www.ralphsayer.com

Birch House
10 Bankhead Crossway South
Edinburgh, EH11 4EP

 **CHARTERED FIRM**

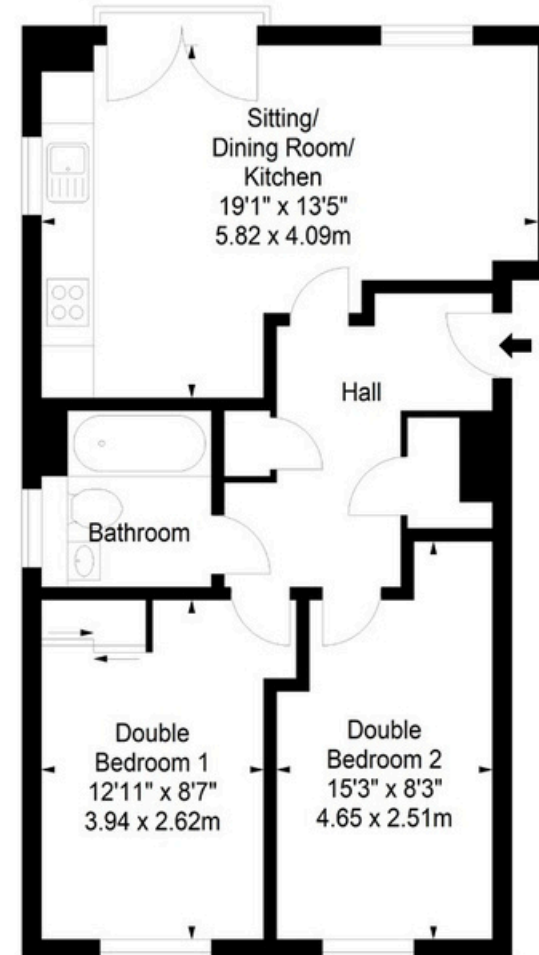
  

DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic 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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that

all necessary Local Authority consents are available.

Approx. Gross Internal Area
605 Sq Ft - 56.20 Sq M
For identification only. Not to scale.
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Second Floor

This property forms part of a development that is factored. Ross & Liddell are the appointed factors and the approximate cost is £62/pcm which covers the cleaning, lighting and maintenance for all communal areas and the block buildings insurance. PLEASE NOTE: Whilst this property is currently advertised as part of the Golden Share scheme, with the sale price Fixed at 80% of the market value. Please get in touch to discuss the purchase requirements further.