





Set within a lift-serviced retirement complex in desirable Morningside, this second-floor flat benefits from superb local amenities, regular bus services into the city centre, and proximity to the City Bypass for travelling further afield. The interiors boast two double bedrooms, an easy-access shower room, a south-facing reception room, a kitchen, good built-in storage, and the reassurance of a Careline alarm system. Residents share access to attractively landscaped gardens and unrestricted parking.

Extras: Included in the sale are all fitted floor and window coverings and light fittings.

Please note: residents must be capable of independent living and a single occupier must be over 60 years of age, while for a couple, one must be over 55 and the other over 60.



## FEATURES

- Desirable setting with excellent amenities
- Popular retirement complex
- Second-floor flat with communal lift access
- Secure entry and Careline alarm systems
- Airy entrance hall with storage
- Dual-aspect living/dining room (south-facing)
- Bright kitchen in tasteful white and wood tones
- Two bedrooms with storage (one single, one double)
- Shower room with easy access enclosure
- Well-maintained communal gardens
- Unrestricted residents' parking
- Electric heating and double glazing







"AN APPEALING RETIREMENT HOME SITUATED WITHIN EASY STROLLING DISTANCE OF MORNINGSIDE'S SHOPS, SUPERMARKETS, CAFES AND EATERIES."





EPC RATING:



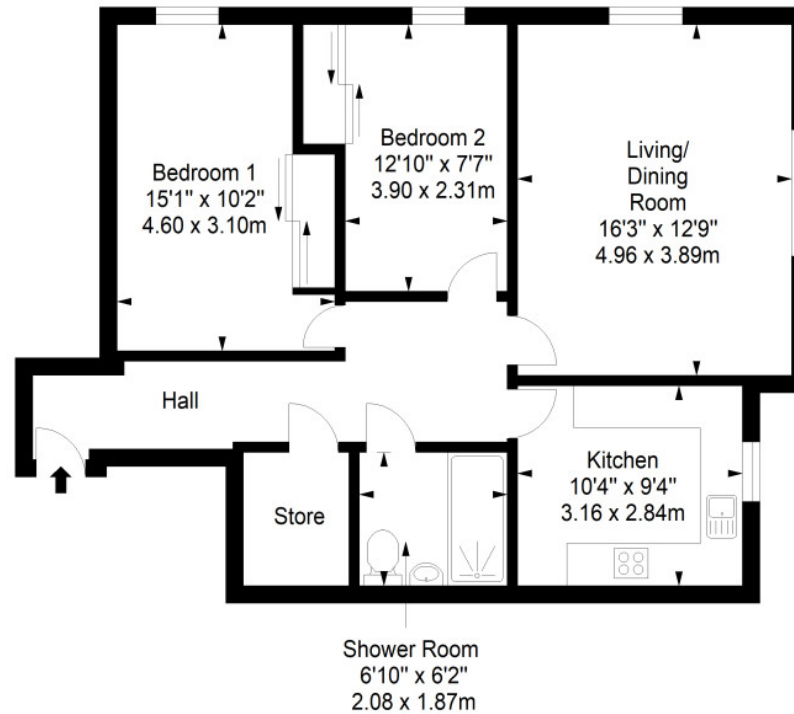
COUNCIL TAX BAND:



VIEWINGS: by appointment with Gilson Gray on 0131 516 5366

### Second Floor

Approx. 72.6 sq. metres (781.5 sq. feet)



Total area: approx. 72.6 sq. metres (781.5 sq. feet)



GILSONGRAY.CO.UK

## EDINBURGH

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EH1 2BW  
0131 516 5366



## GLASGOW

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G2 2HQ  
0141 530 2021



## EAST LOTHIAN

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EH39 4AG  
01620 893 481



## DUNDEE

2 West Marketgait  
DD1 1QN  
01382 201 000



## BORDERS

01890 880 008



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