

Inverleith, Edinburgh

FLAT 37, HOMESCOTT HOUSE, 6 GOLDENACRE TERRACE, EDINBURGH EH3 5RE

WILSON WARD
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Forming part of a sought-after retirement development by McCarthy and Stone this attractive third floor flat offers well-presented accommodation and benefits from being close to all amenities and with easy access to the city centre.





Description

This is an attractive third floor retirement flat within a popular McCarthy and Stone development in Inverleith, within walking distance of excellent amenities including Royal Botanical Gardens and Inverleith Park and with easy access to the city centre. The property also enjoys an outlook towards George Heriot's playing fields and the development has a lift to all floors, a large residents' lounge, a communal laundry, a guest suite, residents' parking and a House Manager and a 24-Hour Careline system with pull cords in most rooms. The entrance hall has a generous storage cupboard and there is a lovely twin windowed lounge with ample space for a dining table and chairs. The modern fitted kitchen has ample base and wall units with fitted work surfaces and tiled splash back and the halogen hob, oven and fridge freezer are included in the sale. The property has a lovely large double bedroom with fitted wardrobes, and there is a beautiful modern shower room with a large walk-in low profile shower cubicle with screen, extensive wall tiling, and generous vanity storage. The property has double glazing which is complemented by partial electric heating. Early viewing is essential to fully appreciate the accommodation on offer.

Location

Inverleith is a sought-after residential area with excellent amenities on the doorstep including small local shops and several supermarkets are nearby. Craigleith Retail Park and Ocean Terminal Complex are also within easy reach as are the popular areas of Stockbridge and Comely Bank and the city centre itself. There is a good public transport service throughout the city and easy access to the main motorway networks. Recreational facilities include a number of parks including the Royal Botanical Gardens and Inverleith Park and numerous golf courses are available in the area. Ainslie Park Leisure Centre is within walking distance and there are several private health clubs in the vicinity and the Water of Leith walkway and cycle path is also nearby.

Extras

The carpets and flooring, curtains, hob, oven and fridge freezer are all included in the sale.

Council Tax Band

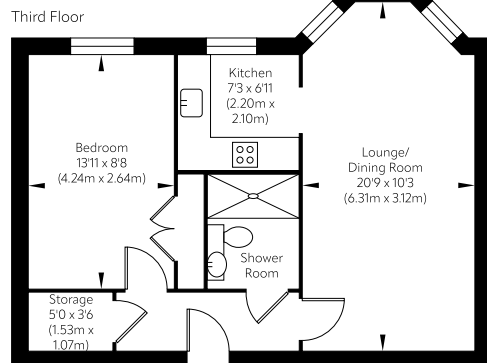
Band D

Viewing

Viewing by appointment with Agents: Tel: 0131 467 7550



Approx. Gross Internal Floor Area 45.11 Sq M / 486 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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