



2/35 Goldenacre Terrace, Homecare House, Edinburgh, EH3 5RD
Bright & spacious one-bedroom fourth flat retirement flat with private parking and lift

URQUHARTS
EDINBURGH



DESCRIPTION

2/35 Goldenacre Terrace is a bright and spacious one bedroom fourth floor flat with private residents parking and lift to all floors. Forming part of a highly regarded retirement development in the popular Goldenacre and Inverleith area, the location is superb with excellent local amenities within walking distance and is a convenient distance to the city centre & surrounding areas.

Entrance hall with large storage cupboard; bright living room / dining room with bay window overlooking the front; fitted kitchen with wall and base units and appliances; good-sized double bedroom; and a shower room with three-piece suite.

ACCOMMODATION

Entrance hall with large storage cupboard. Living room / dining room. Kitchen. Double bedroom. Shower room.

Electric heating. Double glazing. Landscaped communal grounds. Unallocated residents parking with visitor spaces. Lift to all floors. The development is factored by First Port and there is an approx. monthly payment of £250 (including common buildings insurance the building insurance). Residents Association. On-site house manager and a 24- hour careline system. Residents lounge, laundry and guest room facilities. The minimum age limit for residents is 60 years of age and will require to meet with the purchaser to carry out a suitability assessment before the conclusion of missives.

NOTES

1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.

2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.
3. All measurements are approximate and any plans are for guidance only and are not guaranteed.
4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.

5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.
6. These particulars are not intended to nor will they form part of any contract.
7. A Home Report is available upon request from Urquharts Property – please email property@urquharts.co.uk.

LOCATION

Goldenacre Terrace is located within the desirable Goldenacre and Inverleith district of Edinburgh, which lies a short distance to the North of the city centre. The area boasts an array of amenities and good local shops, whilst nearby Canonmills and Stockbridge have several cafes, bars, specialist shops and a Tesco Supermarket. There is also large Morrisons supermarket on Ferry Road and ASDA at Newhaven. More extensive shopping can be found at the new St James' Quarter, Ocean Terminal or Craighleigh Retail Park, including high street shops and a VUE Cinema. Western General Hospital is a short drive or bus journey away, and recreational facilities include the renowned Royal Botanical Gardens, Inverleith Park, Glenogle Swim Centre and Water of Leith Walk & Cycle Pathway. Regular buses run to and from the city centre and surrounding areas, and Waverley rail station, Tram stops and St Andrews Bus Station are nearby. Edinburgh Airport, the Forth Road Bridge/Queensferry Crossing, and the main motorway networks are within easy reach via the A90 heading west, and nearby Ferry Road connects via the City Bypass to the A1 heading south.

INCLUDED IN SALE

All fitted floor coverings, light fittings, curtains & blinds, and kitchen appliances.

PRICE AND VIEWING

For price and viewing arrangements please contact Urquharts 0131 556 2896

HOME REPORT

The Home Report is available at www.espc.com or by contacting Urquharts Property on 0131 556 2896 or email: property@urquharts.co.uk. All interested parties are advised to view the Home Report prior to viewing the property.

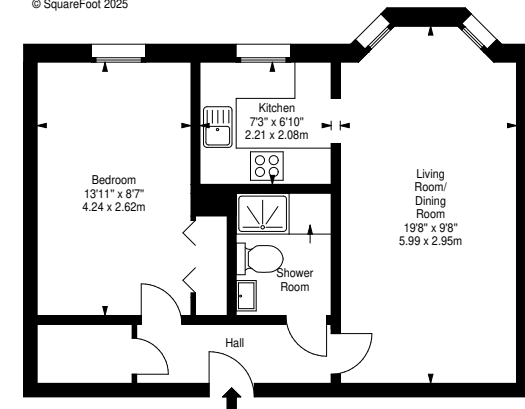
The property has a Council Tax Band **D**
The property has an Energy Rating Category **D**
Tenure Freehold



Flat 2,
35 Goldenacre Terrace, EH3 5RD



Approx. Gross Internal Area
481 Sq Ft - 44.68 Sq M
For identification only. Not to scale.
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Fourth Floor