



Flat 16 6 Goldenacre Terrace, Edinburgh, EH3 5RE

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## Welcome

Welcome to Flat 16, Homescott House, 6 Goldenacre Terrace, a superb one bedroom first floor retirement apartment in a quiet Edinburgh cul-de-sac. Ideally located near shops, transport, and green spaces, this bright, walk-in condition flat features a spacious living/dining room with bright aspect, a fitted kitchen, double bedroom, and contemporary bathroom with electric shower over the bath. Comfort is ensured with programmable Dimplex heaters and double glazing. The building provides secure entry, lift access, and offers laundry facilities, overnight visitors' accommodation, and a welcoming residents common room. The building is managed by First Port with a weekday House Manager and 24-hour emergency service with residents parking, and communal garden grounds. Residency is open to those aged 60+ (or 55+ as a second occupant), supporting independent, secure living.

- Secure entry system
- Hallway with storage
- Living and dining room with bay window, electric fire and fire surround
- Fitted kitchen with a range of units, electric cooker, washing machine and fridge freezer
- Bathroom featuring a three-piece white suite, electric shower over, shower screen, WC and sink with vanity unit, heated towel radiator and wall mirror with light
- Double bedroom with built-in wardrobes
- Off peak modern Dimplex storage heaters and double glazing
- Communal garden grounds, communal lounge, and residents parking
- Visitors overnight accommodation
- Weekday house manager and 24-hour emergency services



## Inverleith

The prestigious district of Inverleith lies to the North of Edinburgh's New Town, a short distance from Stockbridge. This high amenity area enjoys leafy streets, a fine local park and close proximity to the renowned Royal Botanic Gardens. Local amenities are excellent as are more specialist shops and coffee shops, bars and restaurants, are available in the nearby Stockbridge and Goldenacre area. The area is also well placed for access to a number of large supermarkets, Craigleith Retail Park and Ocean Terminal. Local transport provides easy access to the City Centre and surrounding districts.

## Extras

Included in the sale are all floor coverings, light fittings, blinds where fitted, wardrobe included, electric cooker and remaining white goods. All fitted and free-standing appliances, and any other movable items included in the sale are not warranted and are deemed sold as seen.



# Get in touch

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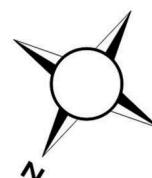
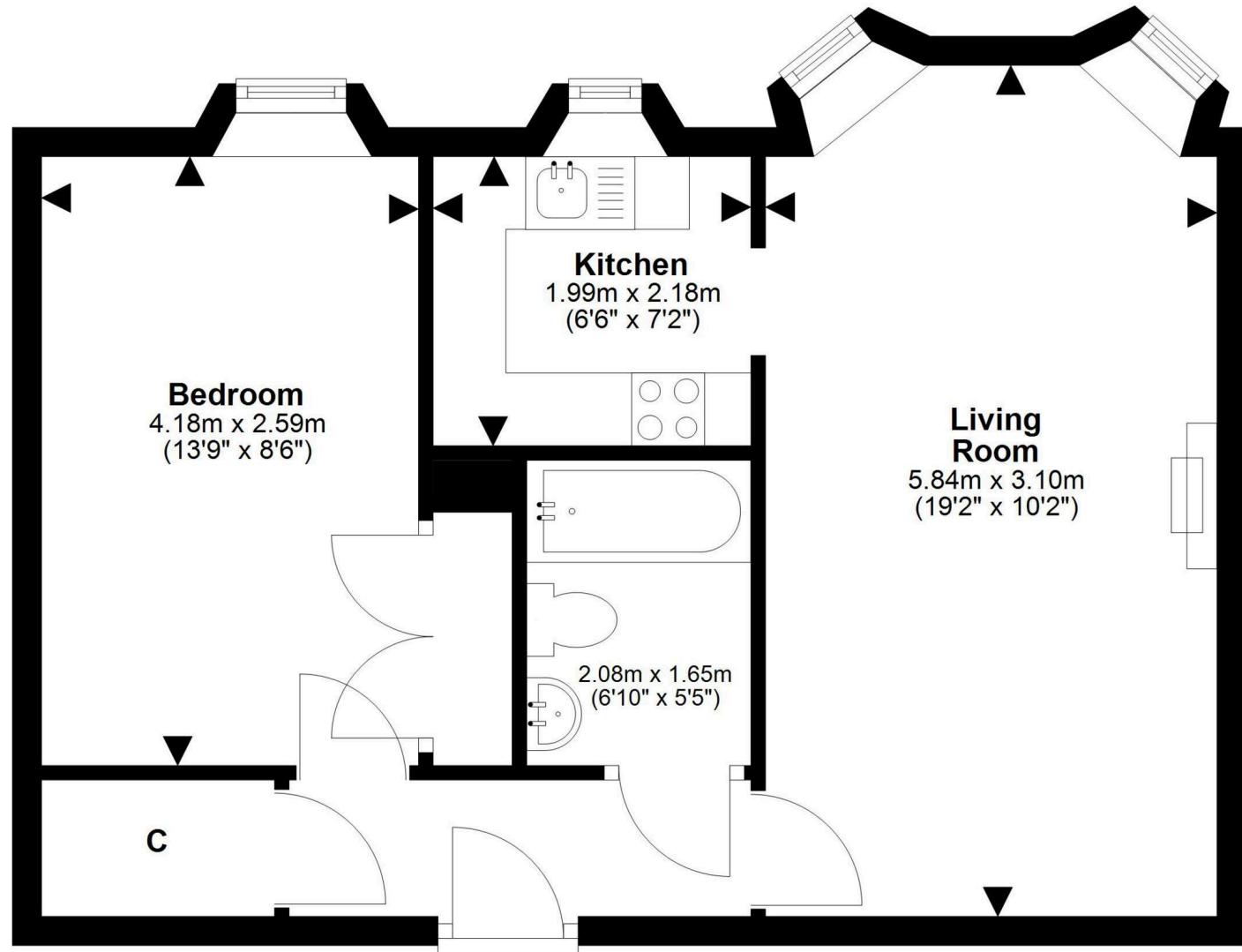
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EH22 1JB

Bruntsfield Office:  
103-105 Bruntsfield Place,  
Edinburgh EH10 4EQ

 **CHARTERED FIRM**

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 systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.  
For details of the internal floor area, please refer to the Home Report.