



## Inverleith, Edinburgh

2/29 GOLDENACRE TERRACE, EDINBURGH EH3 5RD

A Third Floor Retirement Flat combining safety and security, with a convenient location just off Inverleith Row. The flat has the benefits of south-facing windows, white meter electric heating and double-glazing throughout as well as access to residents' lounge and 24-hour assistance.

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## Description

Bright, south-facing, third floor retirement flat combining safety and security with access to residents' lounge and 24-hour assistance in a convenient location just off Inverleith Row. The Property comprising of:

- Living/Dining Room
- Separate Kitchen
- Spacious Bedroom with two Fitted Wardrobes
- Bathroom
- Walk-in Storage Cupboard
- Communal Gardens
- Laundry Room
- Residents' Parking

## Location

Homecairn House is a McCarthy & Stone retirement development in an ideal situation within easy reach of the city centre, yet tucked away in a quiet cul-de-sac location. There is a range of local shops and cafes within a few moments of the flat and a short walk down Inverleith Row brings you to the delightful open spaces of The Royal Botanical Gardens. The city centre is within easy reach with regular bus services along Ferry Road and Inverleith Row and the open spaces of Inverleith Park are close by. Ferry Road also gives excellent access to Leith in the east, and a Morrisons superstore to the west. There is also a Tesco supermarket at Canonmills and the restaurants and entertainments of Broughton Street and the cinemas and theatres of central Edinburgh are easily accessible. Just to the north of the property there are walks to be had along the waterfront at Newhaven Harbour.

## Extras

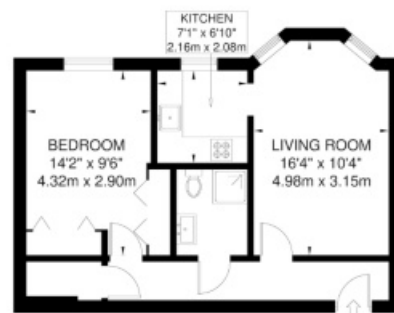
Floor coverings, light fittings, cooker, fridge freezer and washing machine are included in the sale.

## Council Tax Band

Band C

## Viewings

By Appointment with Agents. Tel: 0131 467 7550



THIRD FLOOR  
GROSS INTERNAL  
FLOOR AREA 46.5 SQ M / 500 SQ FT

GOLDENACRE TERRACE  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA = 46.5 SQ M / 500 SQ FT  
All measurements and fixtures, including doors and windows  
are approximate and should be independently verified.  
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