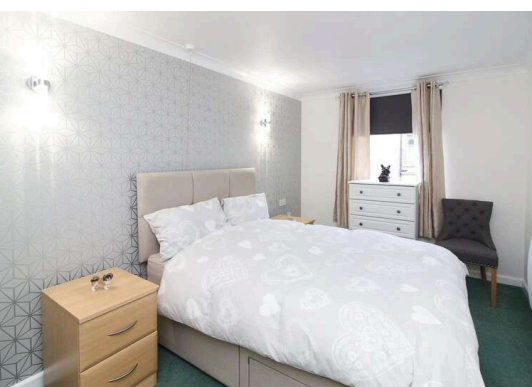
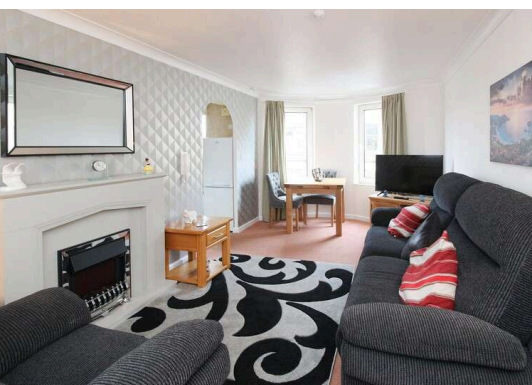


● Beveridge
● Philp
& Ross

0131 554 6244



Offers Over £120,000

2/27 Goldenacre Terrace, Goldenacre, Edinburgh EH3 5RD



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Delightful One Bedroom Third Floor Retirement Flat In Desirable Area

The subject of sale comprises a delightful one-bedroom third floor retirement flat forming part of Homecairn House, a purpose-built development by McCarthy & Stone pleasantly located in the desirable Goldenacre district lying north of the city centre.

This extremely charming flat, presented in move-in condition, benefits from excellent storage and also enjoys the added comfort of electric heating and double-glazed windows. In brief, the accommodation comprises: welcoming hallway with walk-in cupboard off, generous lounge/dining room with bay style window, well fitted kitchen with plumbing for automatic washing machine, good sized double bedroom with fitted wardrobe and a stylish shower room. A video entryphone system (to tv) provides security to the mutual entrance with lift access to all floors. Residents have access to a large communal lounge, laundry facilities and a guest facility. There are also well tended communal gardens and a residents' parking area.

As of February 2022, the law in respect of Smoke / Heat alarms has changed and no warranty is given that the property meets the new tolerable standard.

ACCOMMODATION (WIDEST POINTS)

Lounge/Diner	6.02 m x 3.02 m / 19'9" x 9'11"
Kitchen	2.21 m x 2.21 m / 7'3" x 7'3"
Double Bedroom	4.37 m x 2.62 m / 14'4" x 8'7"
Shower Room	2.11 m x 1.68 m / 6'11" x 5'6"



LOCATION

Goldenacre Terrace is situated off Inverleith Row with excellent local amenities within walking distance/short bus journey including shops, banks, chemist, medical centre, cafés and churches. Regular buses run from Inverleith Row to and from the city centre and surrounding areas giving access to further retail shopping and supermarkets. The Royal Botanic Gardens, Water of Leith walkway, and Inverleith Park are also all nearby offering delightful walks.

NOTE

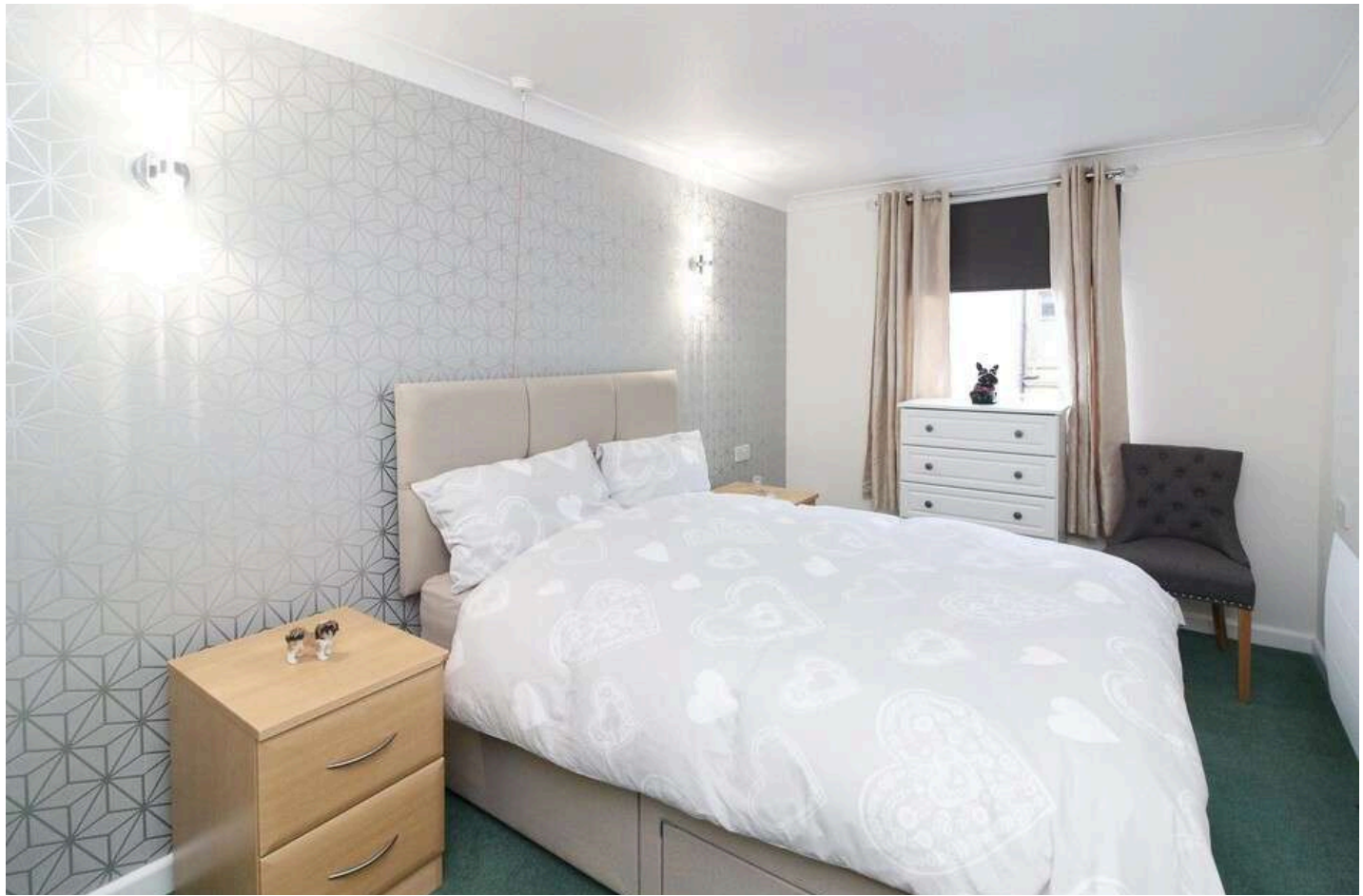
The development is managed by a resident house manager weekdays between 9am and 5pm with a 24-hour careline service providing additional peace of mind. A factoring fee of £280 per month is payable to First Port, including buildings insurance, upkeep of communal areas, services of the House Manager and 24hr Careline service. NOTE: owner occupiers must be at least 60 years of age, or if owner occupiers are a couple, one must be 60 or over and the other at least 55 years of age. All residents must be capable of independent living and approved by interview.

EXTRAS

All fitted floor coverings and curtains

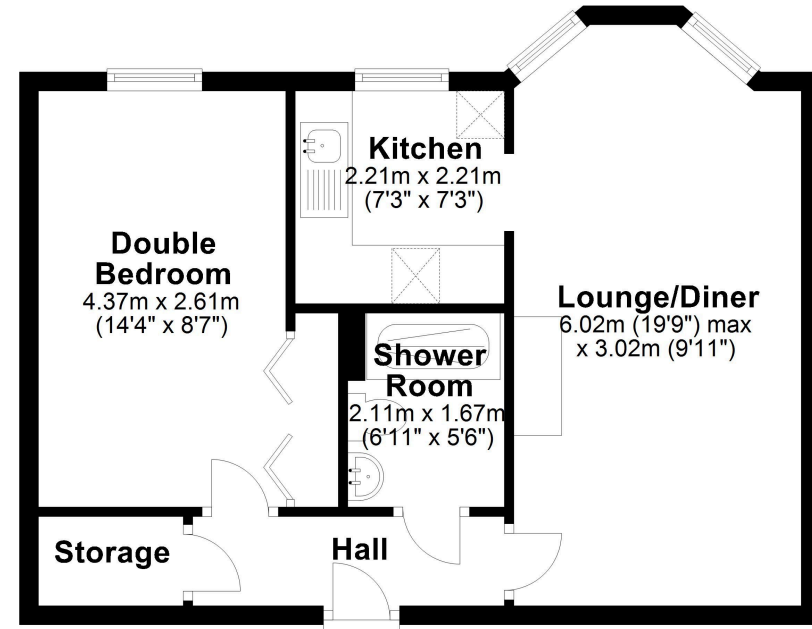
EPC RATING C

VIEWING By appointment, please telephone 0131 554 6244





2/27 Goldenacre Terrace



Schematic Diagram Only - Not To Scale
Plan produced using PlanUp.

● **Beveridge**
● **Philp**
& **Ross**

22 Bernard Street, Leith, Edinburgh, EH6 6PS
T: 0131 554 6244 • E: mail@bprsolicitors.co.uk

bprsolicitors.co.uk

espc

A closing date for offers may be set and interested parties wishing the opportunity to offer are advised to note interest through their solicitors. Acceptance of any note of interest does not constitute an undertaking that the party will be given the opportunity to offer. Access for surveyors should be arranged with the selling agents. These particulars are given for guidance only and do not form part of any contract. Dimensions are approximate.