



**23 Homescott House, Inverleith,  
Edinburgh, EH3 5RE**



**CHARTERED FIRM**



**ELP**   
Arbuthnott  
McClanachan  
solicitors & estate agents

## BRIGHT AND SPACIOUS

### TWO-BEDROOM RETIREMENT FLAT



Bright and spacious, two-bedroom, second floor, retirement flat situated in the sought after Inverleith district in Edinburgh, close to local shops and amenities, bus routes and The Botanical Gardens. The accommodation consists of an entrance hallway, with storage, a particularly nice dining lounge, with triple windows, offering lovely views to playing fields, and a modern fitted kitchen, with appliances and the same outlook. There are also two double bedrooms, both with built-in wardrobes, and a shower room. There is residents parking to the rear of the building and the block is entered via a secure entry system which leads in to the communal hallway and a large residents' lounge with a small kitchen area and plenty of seating. There is a shared laundry room on the ground floor with 4 washing machines and 4 tumble dryers. The upper floors are reached by a lift, and there is a rubbish chute on each floor. A guest room is available for a small fee. There are lovely communal grounds with an area of lawn and attractive planted borders. The development also benefits from an on-site manager and a 24-hour monitoring service. There are pull-cords located throughout the property in case of an emergency. Owner occupiers must be at least 60 years of age. If owner occupiers are a couple one must be at least 55 years of age and the other 60.

- Communal entrance with entry phone
- Hall with storage
- Dining lounge
- Kitchen
- Two double bedrooms
- Shower room
- Double glazing and storage heating
- Shared laundry room, residents lounge
- Lift
- Residents parking
- On-site manager

Factored by First Port - approx. £1700 per 6 months, to cover the emergency careline, Manager, communal maintenance, buildings insurance.





## INVERLEITH

Inverleith is an affluent and established residential district close to the city centre. The area benefits from pleasant leafy streets and being close to Inverleith Park with an active tennis and bowling club. There are good local amenities at Goldenacre and a Morrisons, Waitrose and Sainsbury's supermarket within easy reach. The Royal Botanic Gardens are also within moments of the property as is the pleasant walkway of the Water of Leith. Specialised shopping including coffee shops, bars and restaurants are available in nearby cosmopolitan Stockbridge. The waterfront in Leith, Granton Harbour, Ocean Terminal shopping and leisure centres are in easy driving distance and there are good bus routes close by.



### Extras

All fitted floor coverings, curtains, blinds, light fittings, oven, hob, fridge freezer and washing machine are included in the sale (no warranties given).

### Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email [property@elpamsolicitors.co.uk](mailto:property@elpamsolicitors.co.uk)

### Council Tax Band

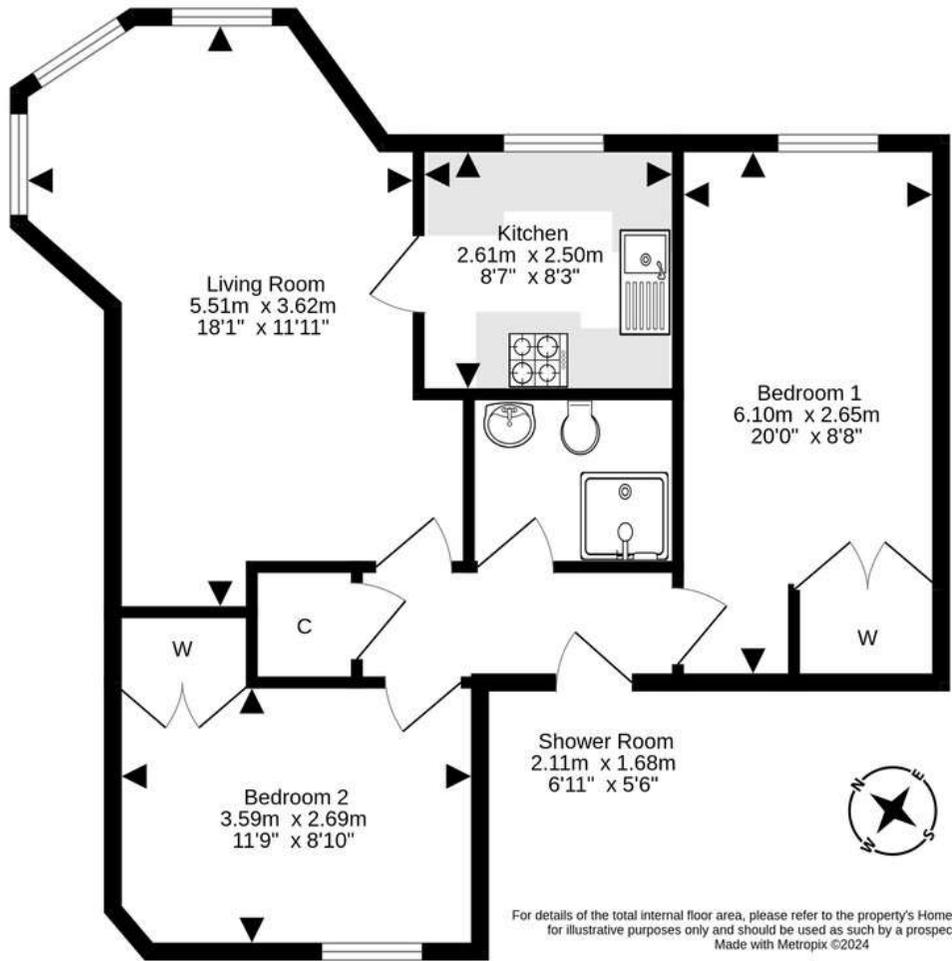
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### Home Report Valuation

£235,000

### EPC Rating

C



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89 Main Street, Davidsons Mains, Edinburgh EH4 5AD ♦ DX 657 Edinburgh ♦ t: 0131 312 7276 ♦ f: 0131 312 6029  
e: [property@elpamsolicitors.co.uk](mailto:property@elpamsolicitors.co.uk) ♦ w: [www.elpamsolicitors.co.uk](http://www.elpamsolicitors.co.uk)

Also at: 98-99 Ferry Road, Leith, Edinburgh EH6 4PG ♦ DX 550874 Leith ♦ t: 0131 554 8649 ♦ f: 0131 554 8648

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