



Trinity

4/3 Wardiefield
EH5 1RX

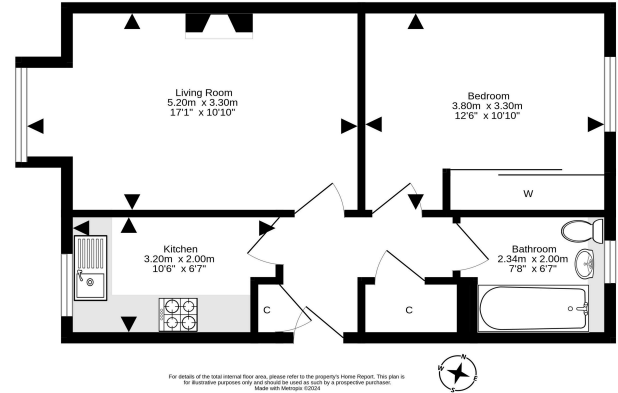


Top (1st floor) Retirement flat

OFFERS OVER £115,000

- Entrance hallway
 - Lounge
 - Kitchen
 - Bedroom with fitted wardrobes
 - Bathroom with shower
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- Double glazing
 - Electric heating
 - Residents parking
 - Well maintained shared rear garden
 - Well maintained common stair with secure entryphone system
- Viewing by appointment please call
Solicitors: 0131 253 2379





This one bedroomed 1st (top) floor flat is situated within a quiet location within a small retirement development exclusively for the over 60's (if a couple at least one but be 60 years or over). The property is located on the first floor (top) within a very well maintained carpeted common stair with secure entryphone system and gives access to the lovely shared landscaped rear garden.

The hallway offers 2 cupboards with one for linen and the other with coat hooks and a hatch to the floored attic. To the front the lounge has a leafy outlook, box recessed window and fireplace housing a gas fire. Also, to the front the kitchen has a selection of units, stainless steel sink and drainer, slot-in cooker, cooker hood, fridge/freezer and automatic washing machine/dryer all to be included. At the rear the bedroom again offers a leafy outlook over the landscaped shared rear garden and a built-in wardrobes and storage with mirror fronted doors. Completing this property is the bathroom again at the rear with a 3-piece coloured suite and Mira Sport electric shower over the bath.

The property is ideally located for a choice of supermarkets all within easy reach and neighbouring Stockbridge and Comely Bank offer a selection of small speciality shops, as well as a large branch of Waitrose. The shore area in Leith can be easily reached with the Ocean Terminal Shopping Mall offering a multi-screen cinema and several waterfront restaurants in the area.

Note there is a Residents committee approx. £140 every 6 months for garden maintenance and stair cleaning.

EXTRAS

To include the carpets and floor coverings along with the aforementioned white goods in the kitchen (no warranties will be given).

OFFERS

Offers Over £115,000 are invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, Tel: 0131 554 6321, Fax: 0131 553 5319, DX 550850 Leith.

We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.



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