



Deans Properties

Deans Solicitors and Estate Agents LLP



8 HOMESCOTT HOUSE

6 GOLDENACRE TERRACE, INVERLETIH, EH3 5RE



FIRST FLOOR RETIREMENT FLAT

- Living/Dining Room
- Kitchen
- Double Bedroom
- Shower Room
- Communal Gardens
- Residents' Carpark
- Secure Entry Phone System
- Lift Access
- Residents' Lounge
- Laundry Facilities
- 24-Hour Careline System
- Double Glazing
- Electric Heating
- EPC Rating - C



Forming part of a popular retirement complex, this quietly positioned one bedroom first floor retirement flat lies in the sought after area of Inverleith, North of Edinburgh's City Centre. The property is surrounded by many amenities and nature with Inverleith Park, the Royal Botanic Gardens and Newhaven Harbour all nearby. There are regular bus services to the City and the property is ideally located to give access to the Forth Road Bridge and City Bypass. The accommodation comprises; entrance hallway, spacious living/dining room with storage cupboard and large bay windows, kitchen, double bedroom with built in wardrobes and tiled shower room. The property is fully double glazed and has electric storage heating. The retirement development has well maintained communal gardens and residents' parking. Further features include a residents' lounge, laundry facilities, lift access to all floors, secure entry phone system, 24-Hour Careline system, a house manager and guest facilities. Please note that 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. Items included in the sale are fitted carpets & floor coverings, blinds, cooker, oven, hob, fridge-freezer and light fittings. The appliances included are sold as seen with no warranty provided.



**Homescott House,
Goldenacre Terrace,
Edinburgh,
Midlothian, EH3 5RE**



Approx. Gross Internal Area
464 Sq Ft - 43.11 Sq M
For identification only. Not to scale.
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First Floor

Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic 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 Scottish 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 Scottish Standard Clauses.



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