

# ALLINGHAM&CO

traditional values | modern practice

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espc

23 Caiystane Court Oxgangs Road North, Edinburgh, EH13 9AA  
1 RECEPTION | 1 BEDROOM | 1 BATHROOM | EPC: C

## Location

This bright and spacious one-bedroom retirement flat in Caiystane Court, part of an exclusive McCarthy and Stone retirement development, is situated in the popular area of Oxfgangs/Colinton Mains area just South of the city centre.

It is close to an array of excellent local amenities including a range of shops such as Tesco, Sainsburys and nearby Chesser Retail Park. There is also a doctors surgery, dentist and pharmacy close by.

There are regular bus services to and from the city and surrounding areas as well as quick access to the city bypass leading east and west towards the major road networks of central Scotland.

There are fantastic views looking out towards the Pentland Hills and the area boasts a wide range of lovely open spaces for leisurely walks. There are also a number of golf courses and a tennis and sports centre close by in Craiglockhart.

## Price and Viewing

For current price and viewing details, please visit [espc.com](http://espc.com) or [www.allingham.co.uk](http://www.allingham.co.uk) or telephone Allingham & Co on 0131 447 9341.





### Accommodation

Good sized entrance hallway with large storage area off

Large, bright lounge/dining area with fireplace

Modern kitchen with hob, oven and extractor fan: these items are believed to be in good working order though their condition is not warranted

Spacious double bedroom with built in wardrobe

Shower room with large shower, wash basin and WC

Electric heating

Double glazing

### Extras

- residents lounge
- communal landscaped gardens
- guest facilities
- house manager
- laundry room
- 24 hour call system
- secure entry system
- spectacular views over the Pentland hills
- residents lift

### Home Report

Please visit: [www.allingham.co.uk](http://www.allingham.co.uk) or [www.espc.com](http://www.espc.com)



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## ALLINGHAM & CO OFFICES

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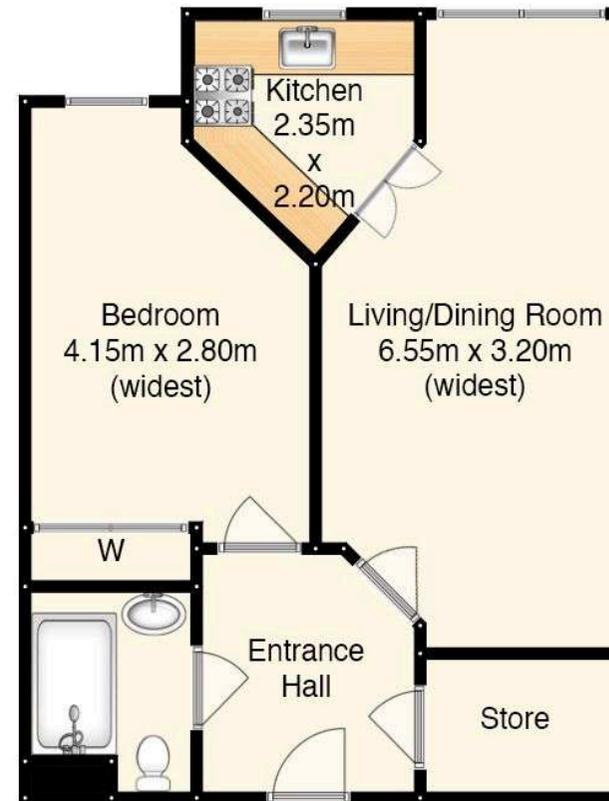
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DX 225 Edinburgh

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of any contract. Interested parties should instruct their agents to note interest with us.

Solicitors submitting offers are requested to use the current edition of the Scottish Standard Clauses (SSC). Please note that the Seller may give preference to offers submitted using the SSC. Successful offers received not using the SSC may be responded to by the deletion of the non standard clauses and replacement with SSC



Approx  
49m<sup>2</sup>

