



39/14 East Crosscauseway  
Edinburgh, EH8 9HG

Hall with excellent storage space  
Living room with lovely views towards Salisbury Crags  
Kitchen  
Large double bedroom with built-in wardrobes  
Shower room  
Electric storage heating  
Double glazing  
Residents parking  
Residents lounge  
Secure entry door system  
Lift access to all floor  
Shared landscaped gardens  
24 hour Care-line alarm system  
Resident manager  
Laundry and guest facilities

EPC: C  
Council tax band: C

39/14 East Crosscauseway is a delightful first floor one bedroom retirement flat forming part of an established development situated in the heart of Newington with lovely views towards Salisbury Crags. This well-proportioned property has been looked after and benefits from having full double glazing and the comfort of electric storage heating. To the rear of the building there are shared landscaped gardens for residents to use and private parking.

The developments has all the benefits of modern living with a lift providing access to all floors, a 24-hour Care line alarm system is in each flat with emergency pull cords, resident management staff, a communal lounge, laundry and guest facilities. Prospective purchasers much be a minimum age of 60 and be capable of independent living.

The bright and well-proportioned accommodation comprises: Shared entrance hall with secure entry phone system leading to lift and stair case to upper floors. Hall with excellent storage space, living room with lovely views towards Salisbury Crags, kitchen, large double bedroom with built-in wardrobe and shower room. The property has electric storage heating and double glazing. As part of the development there is a lovely residents lounge area and separate laundry and guest facilities.

East Crosscauseway is a centrally located and close to the Meadows and Holyrood park. The area is well served by a broad range of eclectic shops, restaurants, coffee shops and bars and is within easy walking distance along South Clerk Street and there is also easy access to both the West End and Princes Street. The beautiful open spaces of The Meadows and Arthurs Seat offer many pleasant walks and recreational amenities as well as the Edinburgh Commonwealth Pool which has excellent Gym facilities. Regular public transport operates to and from the city centre and to surrounding areas.







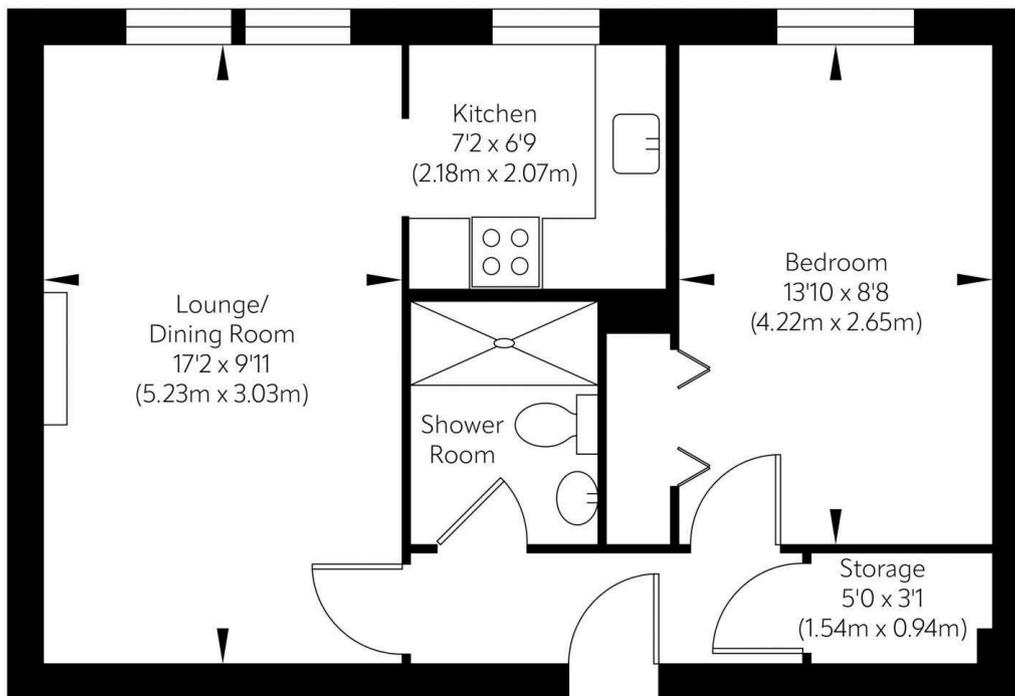






Approx. Gross Internal Floor Area 41.9 Sq M / 451 Sq Ft.

First Floor



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst these particulars are believed to be correct their accuracy is not guaranteed

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