




McEwan Fraser Legal
Solicitors & Estate Agents
0131 524 9797

Flat 29 Homescott House
6 GOLDENACRE TERRACE, INVERLEITH, EDINBURGH, EH3 5RE

THE LOCATION

“GENEROUS ONE BED RETIREMENT FLAT IN A SOUGHT AFTER MCCARTHY & STONE DEVELOPMENT”

Goldenacre Terrace is a quiet cul-de-sac situated just off Inverleith Row in the highly sought after residential area of Inverleith. The area is well served by a host of excellent amenities which include a selection of everyday shops, a post office, medical centre and cafes all within easy walking distance.

Regular public transport operates along Inverleith Row to the city centre and to surrounding areas. Further amenities are available at nearby Comely Bank and Stockbridge which offers a Waitrose Supermarket. The Royal Botanic Gardens, Water of Leith and Inverleith Park are also closeby and offer many pleasant walks.





FLAT 29 HOMESCOTT HOUSE

**6 GOLDENACRE TERRACE
INVERLEITH
EDINBURGH
EH3 5RE**

Part Exchange available! McEwan Fraser is delighted to present this generous second floor retirement flat which is situated in one of Edinburgh's most sought after residential areas. Forming part of Homescott House, a purpose built development by McCarthy & Stone, the flat is presented in good condition and benefits from excellent proportions throughout, electric storage heating and double glazing. In brief, the accommodation comprises: welcoming hallway with walk-in cupboard off, generous lounge/dining room with bay style window, fitted kitchen, good sized double bedroom with fitted wardrobe and a shower room.

Residents have access to a large communal lounge, laundry facilities and a guest facility. There are also well tended communal gardens and a residents' parking area.

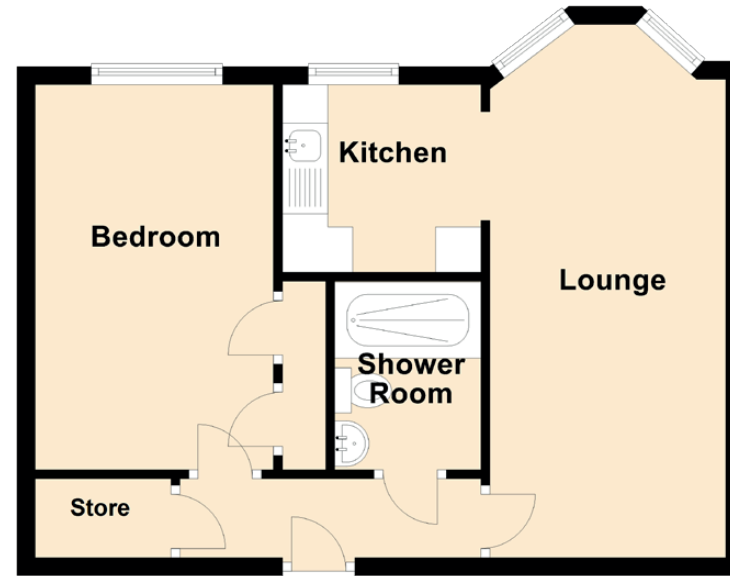
The development is managed by a resident house manager weekdays between 9am and 5pm with a 24 hour careline service providing additional peace of mind. A factoring fee of approximately £1600 pa (bi-annual payment) is payable to First Port, including buildings insurance, upkeep of communal areas, services of the House Manager and 24hr Careline service.

N.B. 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.





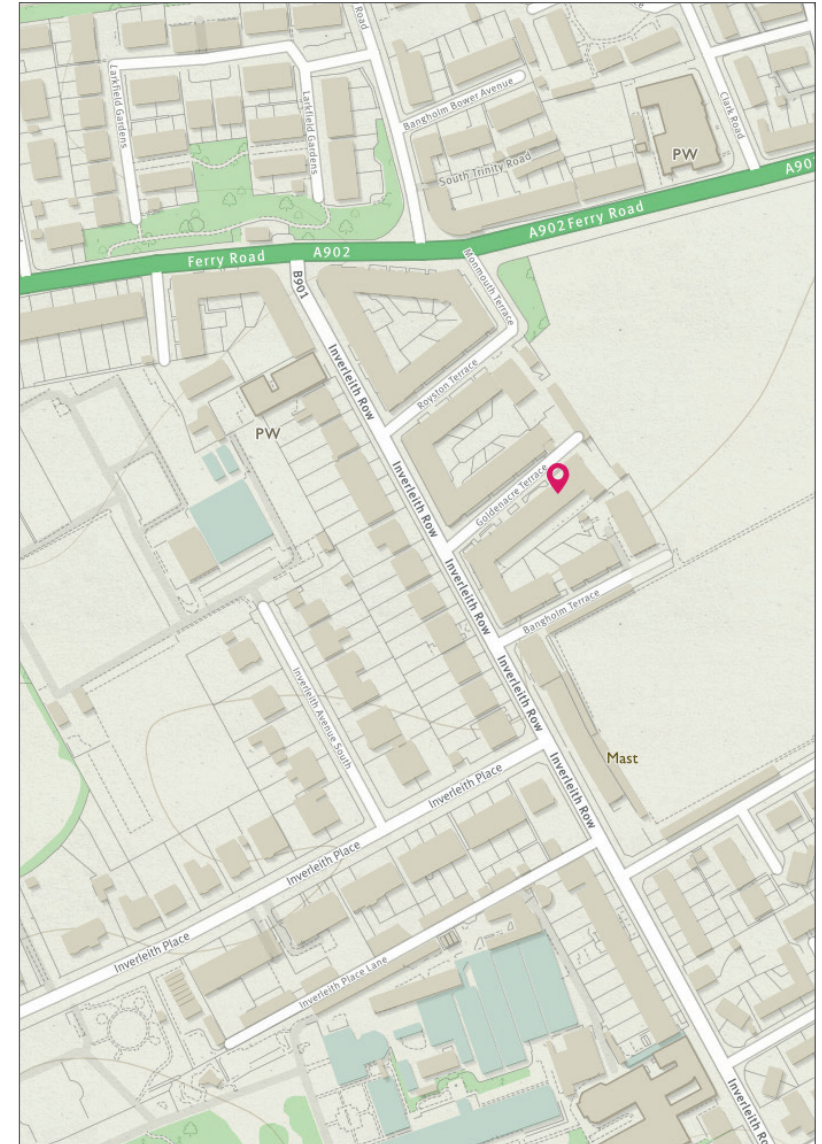
SPECIFICATIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Lounge	5.88m (19'4") x 3.06m (10'1")
Kitchen	2.19m (7'2") x 2.07m (6'9")
Bedroom	4.25m (13'11") x 2.63m (8'8")
Shower Room	2.11m (6'11") x 1.68m (5'6")

Gross internal floor area (m²): 42m² | EPC Rating: B






McEwan Fraser Legal
Solicitors & Estate Agents

Tel. 0131 524 9797
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. 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. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description
MICHAEL MCMULLAN
Surveyor



Professional photography
ROSS MCBRIDE
Photographer



Layout graphics and design
ABBEY TURPIE
Designer