



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
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## Flat 43, 6 Homescott House

GOLDENACRE TERRACE, GOLDENACRE, EDINBURGH, EH3 5RE

# THE LOCATION

*Goldenacre, Edinburgh*

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. The Royal Botanic Gardens, Water of Leith and Inverleith Park are also closeby and offer many pleasant walks.



# THE PROPERTY

*Flat 43, 6 Homescott House*

McEwan Fraser is delighted to present this generous third-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 well-proportioned rooms, electric storage heating and double glazing. In brief, the accommodation comprises: welcoming hallway with a secure entry phone system, a walk-in cupboard, a generous lounge/dining room with bay style window, a white fully fitted kitchen with free-standing appliances, good sized double bedroom with built-in wardrobe and a modern fully tiled shower room with extractor fan and vanity unit.

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 £1850 p.a (bi-annual payment) is payable to First Port, including buildings insurance, upkeep of communal areas, services of the House Manager and 24hr Careline service.





Approximate Dimensions  
(Taken from the widest point)

Lounge	5.98m (19'7") x 3.08m (10'1")
Bedroom	4.27m (14') x 2.63m (8'8")
Kitchen	2.17m (7'1") x 2.11m (6'11")
Shower Room	2.08m (6'10") x 1.65m (5'5")

Gross internal floor area (m<sup>2</sup>): 45m<sup>2</sup>  
EPC Rating: C

**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.**





  
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Part  
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