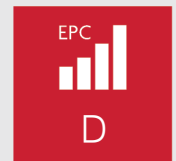
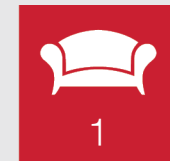




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## Flat 13, Homescott House

6 Goldenacre Terrace, Inverleith,  
Edinburgh, EH3 5RE





## Summary

This one-bedroom first-floor flat forms part of a retirement development in Inverleith. The development offers excellent shared facilities, communal gardens, and residents' parking. Extras: All floor coverings, window coverings, light fittings, integrated kitchen appliances, and fridge will be included in the sale. Factor: The development is managed by a house manager weekdays between 9am - 5pm with a 24-hour careline service. A factoring fee of £280 per month is payable to First Port, including buildings insurance, upkeep of communal areas, House Manager services and 24hr Careline service. NOTE: Owner occupiers must be 60 years of age, or if they 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.

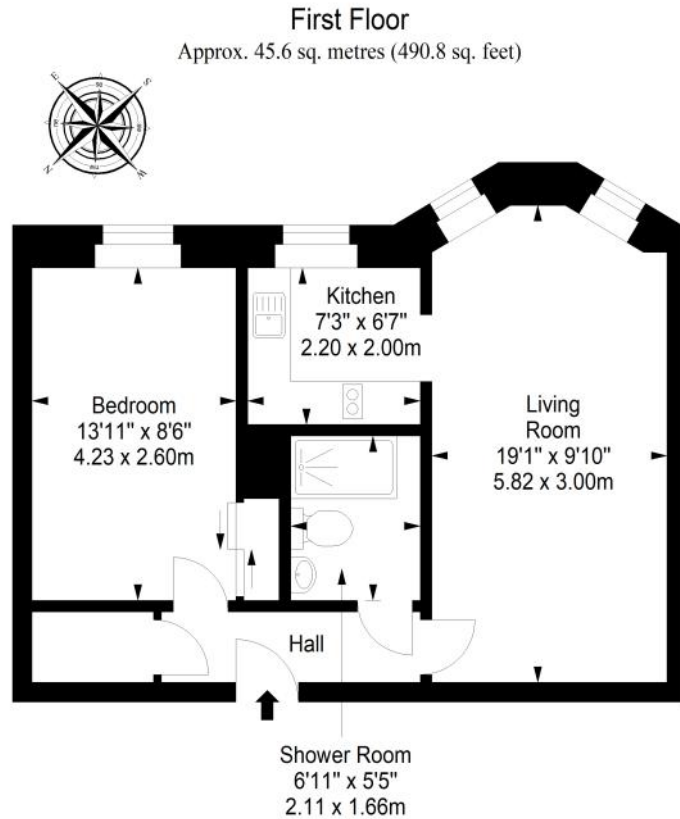
## Features

- First-floor retirement flat in Inverleith
- Modern interiors and neutral décor
- Secure shared entrance and lift service
- Hallway with large storage cupboard
- Generous, southeast-facing living room
- Modern fitted kitchen
- Spacious double bedroom with a built-in wardrobe
- Attractive shower room
- Well-maintained shared gardens
- Private residents' parking
- Excellent shared facilities
- Electric heating and double glazing





# Floorplan



Total area: approx. 45.6 sq. metres (490.8 sq. feet)

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While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

Thorntons is a trading name of Thorntons Law LLP Regulated by The Law Society of Scotland

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