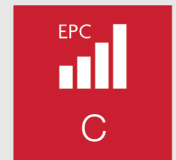




**Thorntons**   
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## 42/28 John Ker Court,

Polwarth Gardens,  
Polwarth, Edinburgh,  
EH11 1LN







## Summary

Forming part of a retirement development for the over 60s, with joint occupancy available for over 55s, in Polwarth, this fourth-floor flat offers a reception room, a kitchen, a double bedroom, a shower room, and two very large cupboards in the hall. The flat is presented with modern interiors throughout. The development offers excellent communal facilities, 24-hour emergency call-line monitoring, and a laundry facility. Additionally, stair and lift access is provided to all floors. There is a pleasant communal landscaped garden and residents' parking. Extras: The sale includes a cooker, dishwasher, washing machine, fridge freezer, and tumble dryer, plus curtains and blinds. Factor: Factored by Charles White at £110 p/m and covers lift, parking and garden maintenance, communal area cleaning, and buildings insurance.

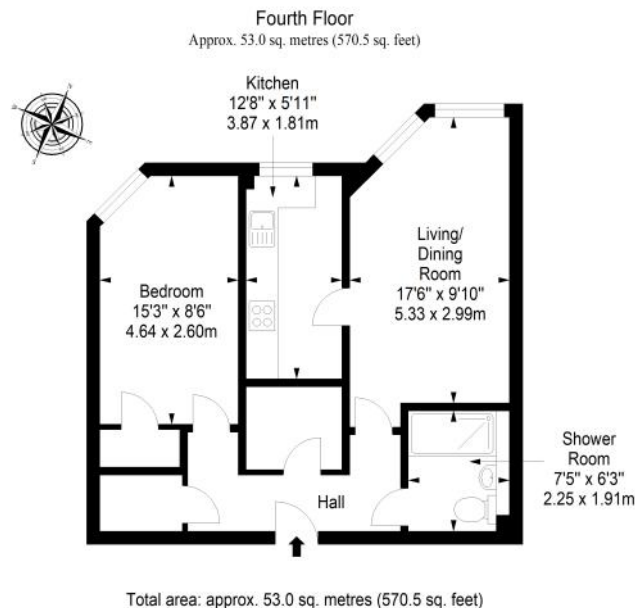
## Features

- Fourth-floor flat in Polwarth
- Part of a retirement development (60s and over)
- Secure shared entrance and lift service
- Entrance hall with storage
- Dual-aspect living/dining room
- Kitchen with fitted units
- Double bedroom with storage
- Three-piece shower room
- Shared rear garden
- Excellent shared facilities
- Careline alarm system
- Residents parking
- Electric heating and double glazing





# Floorplan



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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.

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