



39/38 East Crosscauseway, Newington, Edinburgh, EH8 9HG

Bright, Well-Presented, One-Bedroom, Fourth-Floor (Top) Retirement Flat

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Property Description

Bright and tastefully-presented, one-bedroom, fourth-floor (top) retirement flat, set within a purpose-built development. With a light west-facing aspect, located on a quiet side street, in the cosmopolitan Newington area, just south of Edinburgh city centre.

Comprises an entrance hallway, a living/dining room, a kitchen, a double bedroom, and a shower room. Features include an integrated kitchen, a fitted bathroom suite, electric storage heating, double glazing and a walk-in hall store.

Applicants must be capable of independent living and must be over 60/65 years old; single occupancy: over 60 year old if a woman and over 65 years old if a man; double occupancy: as above but the second occupier must be over 55 yrs old.

The development also offers a live-in manager, office hours are Monday-Friday, 9am-1 pm/2pm-4pm; as well as a 24-hour care line with a speech module which is connected to Appello Careline and the front door, and between 1 and 3 other Careline connection cords for each flat.

In addition, there is a guest suite, chute rooms on each floor, a residents' lounge, a laundry room, a lift service, regular social events, on-site private residential parking, and landscaped communal grounds.

The hall gives access to all rooms, except the kitchen, and features a walk-in store cupboard, and an intercom set. A good-sized public room has space for lounge and dining furniture, and includes carpeted flooring, wall-mounted light fittings, and plain coving. Set off the public room, the kitchen features fitted worktops, a tiled surround, a sink with a drainer, an integrated fridge/freezer, an electric double oven and a ceramic hob and canopy.

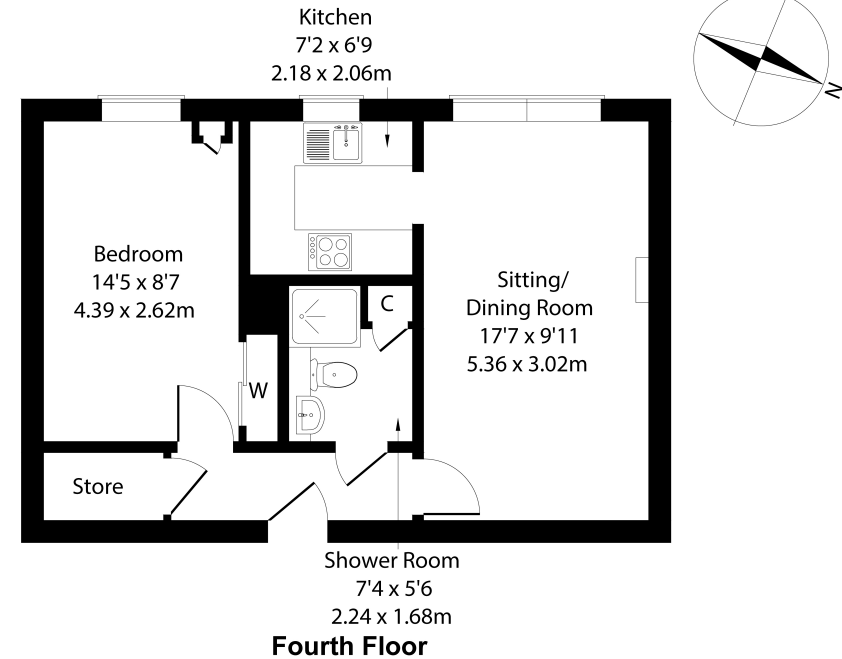
A double bedroom features a built-in mirrored wardrobe, carpeted flooring, coving and wall-mounted lighting. Set internally off the hall, a shower room has a modern fitted suite, a large cubicle with a modern shower unit, and tiled splash walls.

Factored by FirstPort Property Services Ltd.



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Approximate Gross Internal Area: (482 sq ft - 45 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Newington lies roughly two miles south of the city centre, and provides a number of local amenities for everyday needs, offering a variety of specialist shops and a vibrant atmosphere of bars, restaurants, and cafes. The popular Cameron Toll Shopping Centre also offers a selection of high-street shops and a Sainsbury's superstore. A convenient location for Edinburgh University, The Royal Infirmary and the

Scottish Parliament, there are also many leisure opportunities and open green spaces including Holyrood Park and Arthur's Seat, Blackford Hill and The Meadows, as well as the Royal Commonwealth Pool, formerly a venue for the Commonwealth Games. Well-regarded schooling is available at all levels within the area, and a regular public transport service provides easy access to and from the city centre.





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