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GOLDENACRE
Flat 49, Homescott House,
6 Goldenacre Terrace EH3 5RE

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VIEWING

By appointment telephone
0131 551 2894 or
0131 247 1010

PRICE

Offers around £210,000

Bright, spacious top (fourth) flat in sought-after retirement development. The accommodation, which has been modernised to a good standard throughout, enters by hall with entry-phone, hatch to floored attic and cupboard with hot and cold-water tanks.

The sitting room is particularly bright, with triple windows having an outlook over playing fields, north and east towards the Firth of Forth. A door leads to a recently re-fitted kitchen, with a fine range of units, incorporating deep drawer and cupboard storage. There is a double sink with chrome mixer taps, electric hob with coordinated cooker hood, double oven with integrated grill, built-in microwave and fridge/freezer.

Two good-sized double bedrooms have fitted wardrobes, with shelf, hanging rail and bi-folding doors. One faces east, with views over the playing fields, the other faces west with views towards Corstorphine Hill

A recently refitted, fully tiled bathroom has contemporary white suite comprising wc and rectangular wash-hand basin with storage cupboards below. The bath has chrome mixer taps and Mira Sport electric shower. There is a ladder radiator.

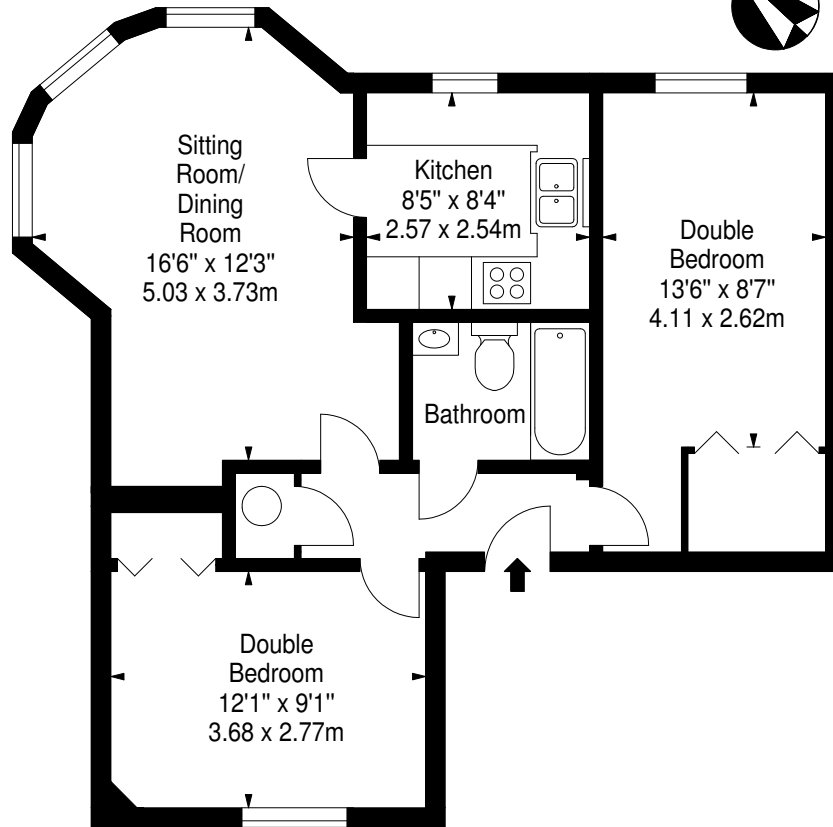
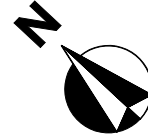
The flat has electric white-meter heating. Emergency pull cords are provided in all rooms.

A house manager is on site from 9am-5pm, with after hours Careline. The ground floor lounge hosts communal activities and may also be booked by residents privately. There is a laundry room. A guest suite is available for visitors. The upper floors are served by two lifts. Externally, the development has landscaped gardens to the front and side for residents' use. To the rear there is both allocated and visitors' parking. The property is factored by Peverel with a semi-annual charge of £1013

LOCATION

This flat is situated in the popular residential area of Goldenacre, minutes from local shops, banks, doctor's surgery and pharmacy. Some local businesses offer a delivery service. The area is served by frequent bus services to the city centre and beyond. The Botanic Gardens are a short walk away.

Goldenacre Terrace, EH3 5RE
Approx. Gross Internal Area
633 Sq Ft - 58.81 Sq M



Fourth Floor

MORTON FRASER LLP

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Tel: 0131 247 1010

1. Interested parties: (a) Should contact Morton Fraser Property if they have any specific queries about the property or the property schedule, particularly if they intend to travel long distances to view. (b) Should not assume that any planning permission, building warrants, completion certificates or other consents have been obtained for alterations, replacement windows or changes of use and they should verify the position before offering. (c) Are advised to note their interest with Morton Fraser Property as soon as possible so that they may be informed if a closing date is set or if there is a change in the selling circumstances. Noting interest does not place any obligation on our client to set a closing date or give every noted interest the opportunity to offer. No responsibility will be accepted for expenses incurred by parties who have noted interest but do not get an opportunity to offer. (d) Should note that no responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn. 2. Although it is our clients' intention to sell the property they are not bound to accept the highest offer, or any offer, or in the event of competing interest, to set a closing date.

