



**lindsays**

Flat 13, 11 Oxgangs Road North,  
Colinton, Edinburgh, EH13 9AA

*"A delightful first floor apartment set within an exclusive retirement development which enjoys a pleasant outlook and a great view to the Pentland Hills"*

- Lift
- Sitting room/dining room
- Modern fitted kitchen
- Double bedroom
- Shower room
- Double glazing
- Electric heating
- Well maintained landscaped grounds
- Residents lounge

EPC Rating B

**OFFERS OVER £185,000**



## Description

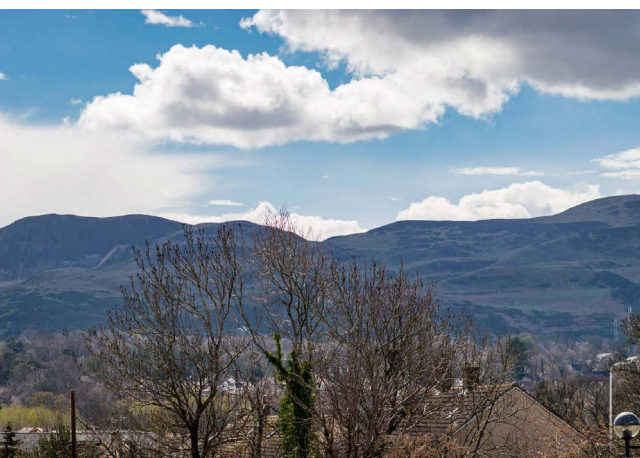
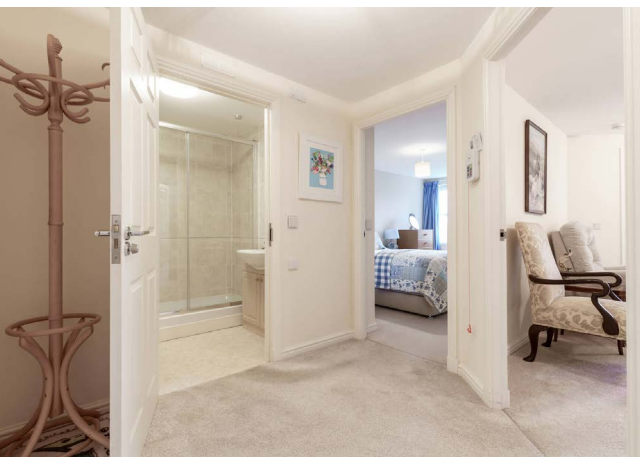
A delightful first floor apartment set within an exclusive retirement development which provides light and spacious accommodation and enjoys a pleasant outlook and a great view to the Pentland Hills. Caiystane Court is a sought after, fully factored development and every effort has been made to create a secure environment for the residents, who can enjoy their independence with peace of mind knowing that assistance can be provided if required. In brief accommodation comprises - hall with excellent storage, spacious sitting room/dining room, modern fitted, double bedroom with built-in wardrobes, shower room. There is an in-house manager and 24 hour call line service if required, residents' lounge and laundry room. It may be possible to rent a space within the car park on a first come first served basis. Any new purchaser will be required to undergo an assessment to check their suitability as a resident. Age restrictions apply. An individual purchaser must be at least 60 years of age and be able to lead an independent lifestyle.

## Area

Colinton is an extremely popular residential area of the capital, lying approximately four miles south of the city centre. There are excellent public transport services to and from the city centre and to many other parts of the city. The local area itself boasts a number of independent shops, as well as large branches of both Tesco and Morrisons. Lovely open spaces are in abundance and include the Pentland Hills Regional Park, which offers endless opportunities for walking, running, cycling and fishing. There are also a number of golf courses and the Craiglockhart Sports Centre and Tennis Club offers a wide programme of activities for children and adults alike. The city by-pass is within a short drive facilitating ease of access to the west and east sides of the city, the A1 south, the central motorway network and Edinburgh International Airport.

## Viewing

by appointment contact Lindsay's



**Oxgangs Road North,  
Edinburgh,  
Midlothian, EH13 9AA**



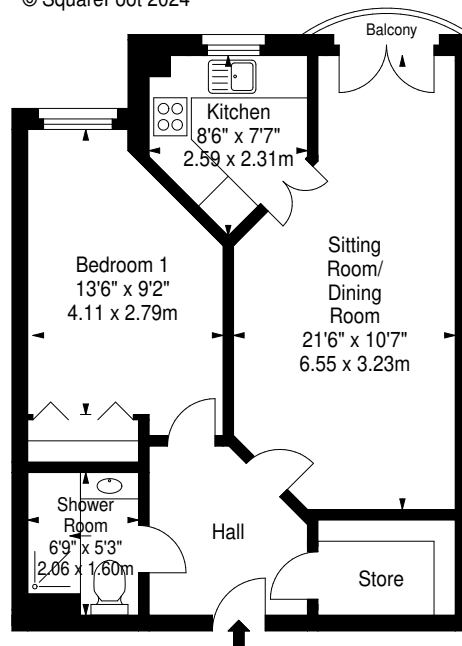
**SquareFoot**

Approx. Gross Internal Area

517 Sq Ft - 48.03 Sq M

For identification only. Not to scale.

© SquareFoot 2024



First Floor

**T:** 0131 229 4040 **E:** [edinburghproperty@lindsays.co.uk](mailto:edinburghproperty@lindsays.co.uk) **W:** [property.lindsays.co.uk](http://property.lindsays.co.uk)

Prospective purchasers are requested to note formal interest with Lindsay's as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.