



Location

This one bedroomed retirement flat is situated in the popular retirement development of Perdricknowe, in the desirable area of Craiglockhart South of the city centre. The property, sits in the Victorian Villa surrounded by the delightful communal landscaped grounds.

There are excellent local amenities including a Tesco Express, pharmacy, post office and hairdressers which are all within a short walk. Close by are the popular areas of Bruntsfield and Morningside which have a wealth of cafes, bars, restaurants and specialist shops.

There are open views across the city and to Fife and beyond and the area boasts a wide variety of lovely open spaces for walks including the nearby Craiglockhart pond and hill and the Union Canal.

There are also a number of golf courses and the tennis and sports centre are only a short walk away. There are regular bus services to and from the city and surrounding areas as well as quick access to the city bypass leading East and West towards the major road networks of central Scotland.

Male purchasers must be at least 65 years of age and female purchasers must be 60.

Price and Viewing

For current price and viewing details, please visit espc.com or www.allingham.co.uk or telephone Allingham & Co on 0131 447 9341.





General

Entrance hallway with secure entry phone system

Chair lift to first floor

Bright and spacious lounge with balcony overlooking the city, Fife and beyond

Kitchen with large storage cupboard, cooker and washing machine: these items are believed to be in good working order though their condition is not warranted

Double bedroom with built in wardrobes

Modern bathroom with corner shower, wash basin and WC

Gas fired central heating

Curtains included in the sale

Additional facilities-

- Communal landscaped garden
- Residents parking
- Part time warden
- Guest suite
- Conservatory
- Communal lounge with small kitchen
- Key safe



Home Report

Please visit: www.allingham.co.uk or www.espc.com

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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of any contract. Interested parties should instruct their agents to note interest with us.

Solicitors submitting offers are requested to use the current edition of the Scottish Standard Clauses (SSC). Please note that the Seller may give preference to offers submitted using the SSC. Successful offers received not using the SSC may be responded to by the deletion of the non standard clauses and replacement with SSC



Approx
54m²

