



39/9 East Crosscauseway, Edinburgh, EH8 9HG

Offers around £75,000

Description

This is a bright first floor flat set in this modern retirement development close to the City Centre. The flat is in good decorative order and early viewing is recommended.

Viewing

By appointment only – Telephone Mr Nicol on 0131 551 2160 or 07944 320356 for appointment.

Features

- Hall
- Lounge
- Kitchen
- Double bedroom
- Bathroom
- Good built in storage
- Panic alarm
- Warden in attendance from 9am to 5pm
- Lift
- Guest suite
- Resident's lounge
- Resident's private parking
- Laundry room
- Full double glazing
- Electric storage heating

– Where personal legal service is a tradition –



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General

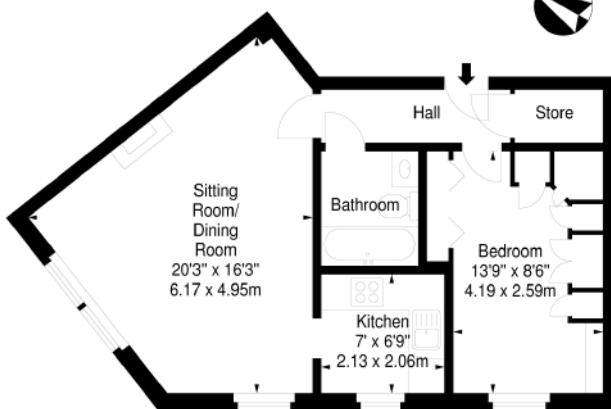
The flat is located on the first floor of this modern retirement block. The flat is ideal for a retired person looking for independence but within a safe and friendly environment. There is a Warden within the building from 9am to 5pm and the added protection of an Alarm cord in each room. The block itself benefits from a security entryphone system, lift, resident's lounge, private parking, guest suite and laundry room. Peverel Retirement manage the block and there is a monthly charge of around £144 for their services which includes Buildings Insurance.

Area

The flat is set in the popular Newington area to the South of the City Centre. There is a full range of local facilities within easy walking distance of the property. There is an excellent public transport service close by giving easy access to the City Centre and surrounding areas. The Meadows and Arthur's Seat provide some lovely local walks.



East Crosscauseway, EH8 9HG
Approx. Gross Internal Area
502 Sq Ft - 46.64 Sq M



First Floor

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.



Resident's lounge



16 Queen Street Edinburgh EH2 1JW
Telephone: 0131-225 2354 Fax: 0131-220 2388
DX: ED 30 EDINBURGH-1
E-mail: michelle@lindsayduncanblack.co.uk

The above particulars are believed to be correct but are not warranted and will not form part of any contract of sale. All measurements are approximate.

