



**Flat 29, Caiystane Court, 11
Oxgangs Road North, Edinburgh**

**Fixed Price
£185,000**

By Appointment only Telephone Murray Snell 0131 253 2850



ACCOMODATION

A sunny and well presented, one bedroom, second floor flat, with lift, within an attractive and well maintained retirement development for over 60's. The property has been newly redecorated and re-carpeted throughout, with a light and neutral scheme and further benefits from access to a residents lounge, laundry and 24hr care alarm system as well as house manager.

FEATURES

- Second Floor with Lift and Stair Access
- Entrance Hall with Large Storage Cupboard and Entry Phone/Care Alarm
- Spacious Sitting/Dining Room with Green Outlook
- Smart Fitted Kitchen with Integrated Appliances
- Large Double Bedroom with Fitted Wardrobes
- Fully Tiled Shower Room with Large Shower Cubicle
- Use of Guest Suite for Visitors
- Residents Lounge with Kitchen Facilities
- Communal Laundry and Refuse Facilities

- Well Maintained Communal Grounds
- Option to Lease Car Parking Space
- House Manager working Mid-Week Hours
- 24hr Care Alarm

LOCATION

Caiystane Court is set on Oxgangs Road North, nestled between the popular areas of Redford and Craiglockhart. For those with a love of the outdoors, the property is close to the vast open spaces of the Merchants Golf Club and the beautiful Union Canal and Towpath, which leads directly into the centre of Edinburgh. There is a good selection of local shops and cafes in Colinton Village, further down Colinton Road and for more a more extensive array of amenities, a pleasant walk down the towpath leads to to Merchiston and its delightful range of restaurants, delis and boutiques. The fantastic museums and attractions of Edinburgh City Centre are conveniently close and the central position of the property also means you are near excellent transport links with Slateford Train Station providing rail access east and west and for the motorist, the A70 is a quick route out to the City Bypass.





SPECIAL NOTES

1. These particulars do not form part of an offer or contract.
2. Whilst these particulars are believed to be correct, they are not guaranteed and prospective purchasers must satisfy themselves as to their accuracy.
3. All measurements are approximate and any floor plan attached indicative only.
4. The services and appliances (if any) included in the sale have not been tested

CAIYSTANES COURT, OXGANGS ROAD NORTH
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 522 SQ FT / 48.5 SQ M
 All measurements and fixtures including doors and windows
 are approximate and should be independently verified.

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5. Prospective purchasers are advised to contact Murray Snell W.S. in order that they may be notified of a closing date being fixed for receipt of offers.
6. The seller shall not be bound to accept the highest or any offer.

AUTHORISED TO CONDUCT INCIDENTAL FINANCIAL BUSINESS BY THE LAW SOCIETY OF SCOTLAND



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