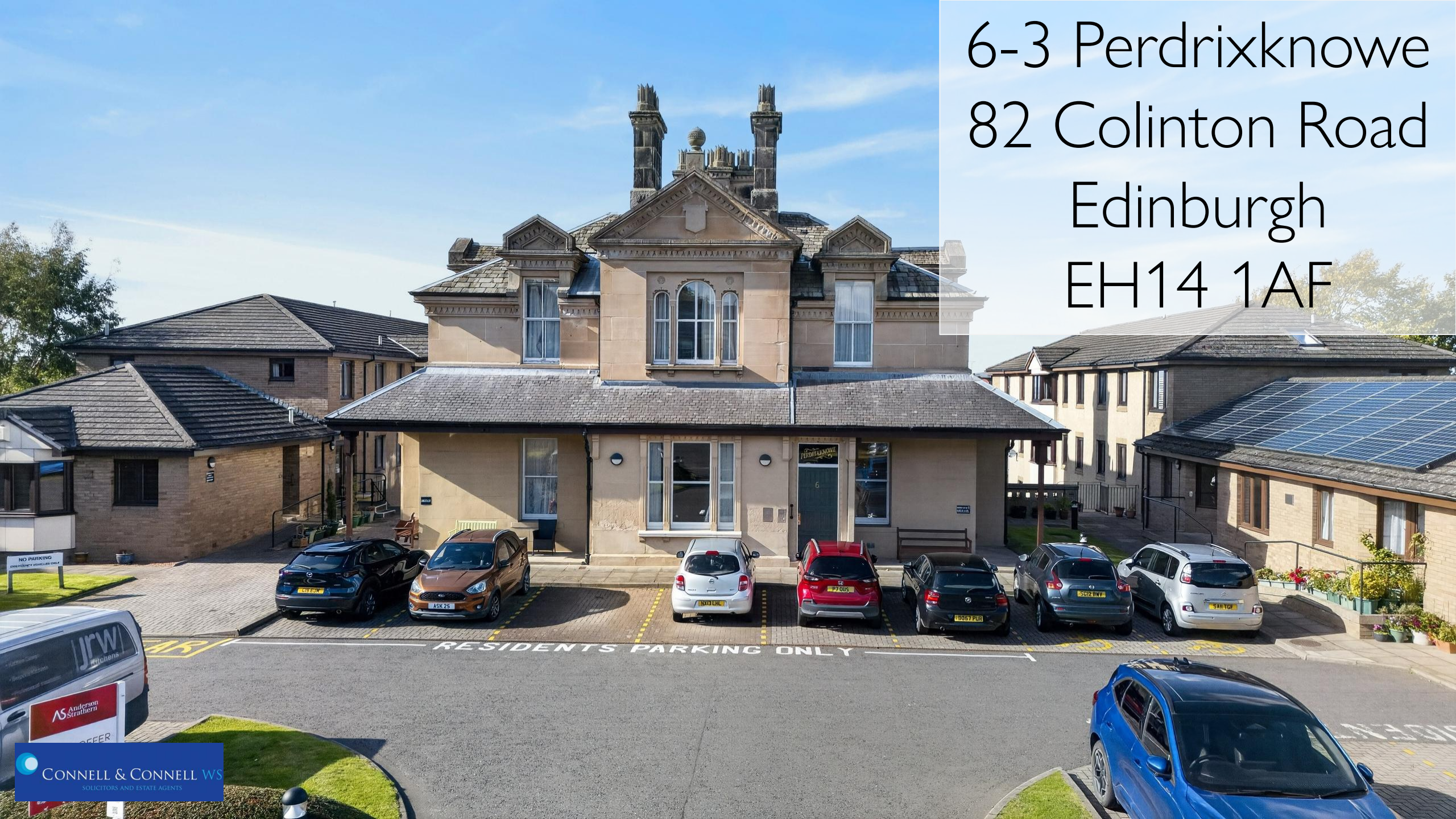


6-3 Perdrixknowe
82 Colinton Road
Edinburgh
EH14 1AF



NO PARKING
except for delivery vehicles only

JRW
Andersson
Strathern

CONNELL & CONNELL WS
SOLICITORS AND ESTATE AGENTS







Stylish and spacious first floor retirement flat set within the striking and B-listed Waverley House, forming part of a factored development in Craiglockhart. Residents of Perdrixknowe enjoy ample private parking and charming landscaped gardens overlooking Union Canal. There is also access to shared social areas and guest suites that can be reserved for visiting friends and relatives.

The sought-after residential area of Craiglockhart is located south of the City Centre. Excellent local amenities are available close by including a Tesco Express, post office, dental practice, pharmacy and health centre. Morningside and Bruntsfield are also nearby and offer a wide range of specialist shops, cafés and bistros.

Recreational facilities include Harrison Park, Colinton Dell with its many walkways through mature woodland and the Water of Leith Walkway. Craiglockhart Leisure Centre boasts a gym, fitness classes and a tennis centre. There are several golf courses in the surrounding area including the Merchants of Edinburgh and Kingsknowe. Craiglockhart is served by public transport, including excellent bus routes into the city centre and rail links from nearby Slateford station, and is also handy for Edinburgh City Bypass.

The flat is in excellent decorative order throughout and benefits from gas central heating, partial double glazing and good storage facilities. Male purchasers must be at least 65 years of age and female purchasers must be 60. The property is factored by Trinity Factors, the approx. monthly charge is £225 which includes maintenance of the communal areas and buildings insurance.

The washing machine and fridge/freezer are included in the sale together with all curtains and blinds. Other items may be available to purchase through separate negotiation.



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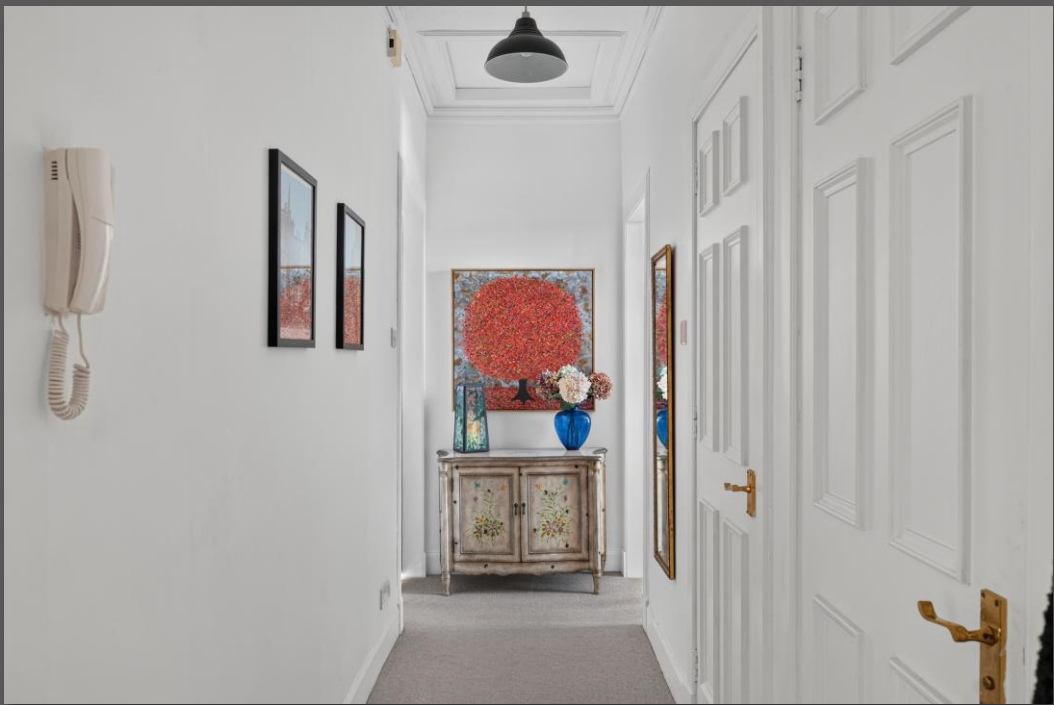


Property Details

- Welcoming Hall providing access to all rooms. Built in cupboard housing combi boiler. Entryphone handset. Attic access hatch.
- Bright, spacious and open plan Lounge / Dining Room with windows to rear and side providing plenty of natural daylight. Cornice and two ceiling roses. Space for dining table and chairs. Door to balcony with lovely open views.
- Fitted Kitchen with matching wall and base units. Integrated electric hob, oven and microwave. Integrated washing machine and fridge/freezer. Ample work surfaces with sink splashback. Integrated wine racks. Shelving. Built in cupboard. Windows to side.
- Large Double Bedroom with window to side. Built-in mirrored wardrobes with hanging space and shelving.
- Contemporary Shower Room with two-piece suite comprising wash hand basin and WC. Shower compartment with electric shower. Mirror. Twin frosted windows to side.







EXTERNAL

The developments features attractive and well-maintained communal garden grounds with seating areas.

Unallocated residents parking is available to the front of the main building.



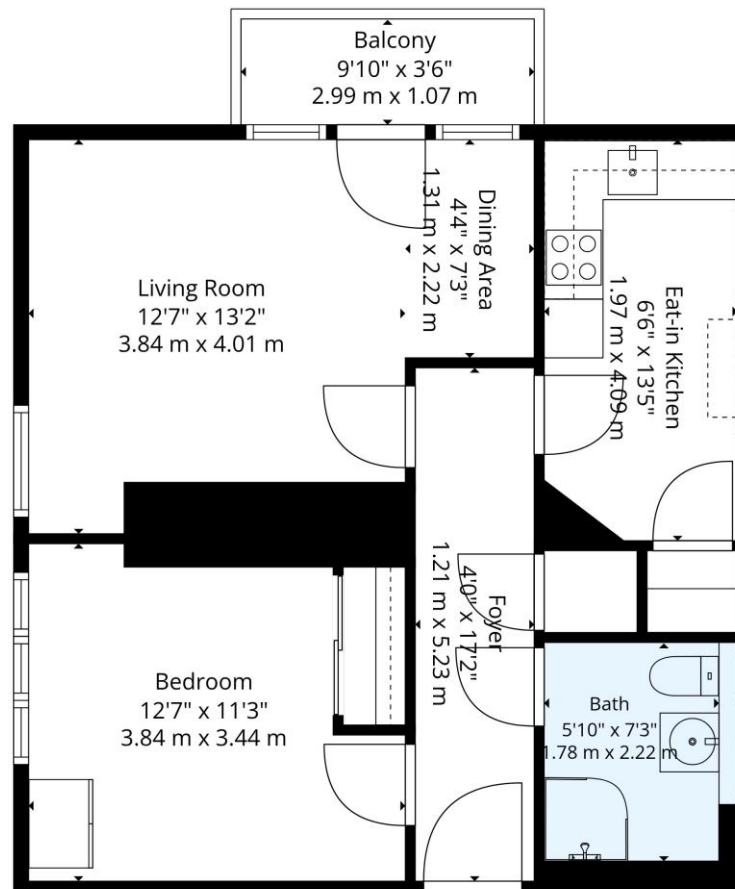
Energy Performance Rating: D

Council Tax Band: D









Total: 587 sq. Ft, 55 m2
 1st Floor: 587 sq. Ft, 55 m2
 Excluded Areas: Balcony: 35 sq. Ft, 3 M2, Walls: 50 sq. Ft, 4 m2

These Floor Plans Are For Marketing Purposes Only. All Dimensions, Square Footages, Features, Finishes, And Layouts Are Approximate.

