



14 Caiystane Court
11 Oxfangs Road North
Edinburgh EH13 9AA







Attractive first floor flat within an exclusive McCarthy & Stone retirement complex at Caiystane Court, situated in Oxbgangs/Colinton Mains/Colinton area to the south of the City. The property is close to an array of excellent local amenities including a range of supermarkets such as Tesco, Morrisons and Aldi. There are also a variety of smaller, independent shops close by and other amenities including medical centres, dentists, pharmacies, churches and libraries, pubs and restaurants.

There are lovely open spaces nearby including the Pentland Hills Regional Park which is fantastic for walking and fishing. There are also a number of golf courses and the Craiglockhart Sports Centre and Tennis club offers a wide program of activities.

A number of bus services pass the property giving easy access to the City Centre, shopping centres, the airport, and the local area, including the Pentland Hills. The City Bypass is within easy reach providing alternative access to the motorway network, Edinburgh Airport and the various retail parks on the periphery of the City.



Internally the property is in excellent decorative order throughout and benefits from electric heating and double glazing. The kitchen appliances are included in the sale. Other items may be available through separate negotiation.

The development is factored by First Port at an approximate monthly charge of £265. The management fee covers the maintenance of all the communal areas, 24-hour Careline system, House Manager and also the block's buildings insurance. An individual must be at least 60 years of age and be able to lead an independent lifestyle. In the case of joint occupancy, one party must be 60 and the other a minimum of 55. The development includes a residents lounge, laundry room, guest room and House Manager.

PROPERTY DETAILS

- Reception Hall with deep walk-in storage cupboard.
- Attractive Lounge / Dining room with French doors opening onto a Juliet style balcony. South facing views to Pentland Hills. Space for dining table and chairs.
- Modern fitted Kitchen with matching wall and base units. Integrated electric hob. Integrated fridge and freezer. Ample work surfaces with stainless steel sink with drainer and tiled splashback. Window to rear with open views.
- Double Bedroom with window to rear again with open outlook to the Pentland Hills. Built in mirrored wardrobes with hanging space and shelving.
- Fully tiled Shower Room with two piece suite comprising wash hand basin with vanity unit below and W/C. Shower enclosure with mixer shower.



Viewing by appointment on 0131 524 3800





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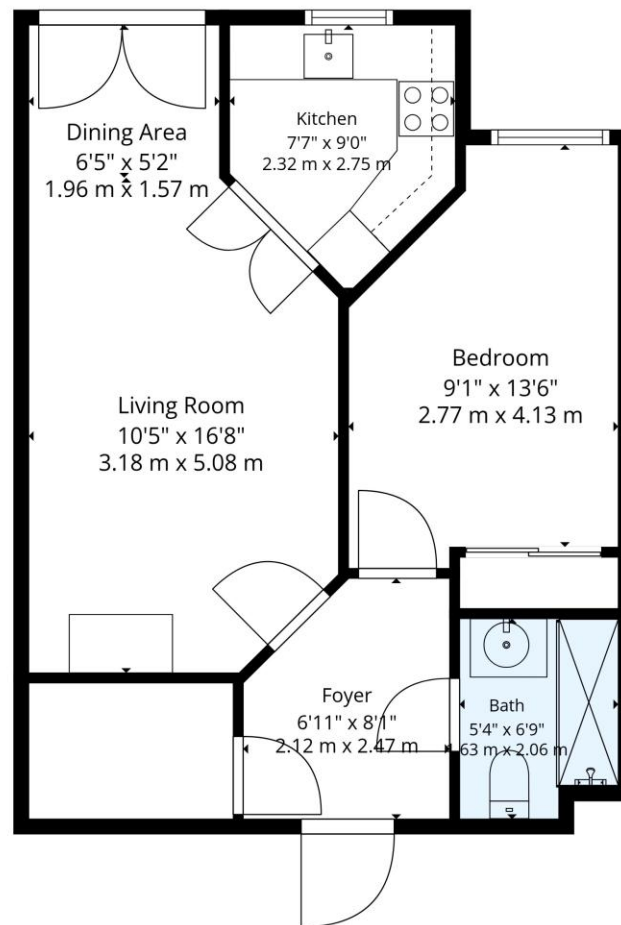


EXTERNAL

The property is set in attractive and well-maintained communal grounds with seating areas and lawns bordered with an attractive array of established plants, shrubs and trees.

Private residents parking with the possibility to rent a parking space.

- Energy Efficiency Rating - B
- Council Tax Band - D



Total: 507 sq. Ft, 47 m2
 1st Floor: 507 sq. Ft, 47 m2
 Excluded Areas: Walls: 47 sq. Ft, 4 m2

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

