



  
& Later Living

# Merrilees Gate

Retire in style at  
Baberton Avenue,  
Juniper Green,  
Edinburgh







# Welcome to Merrilees Gate

With sweeping views of Edinburgh and the countryside beyond, this beautifully designed development of 45 one and two bedroom retirement apartments sits in a premier location in Juniper Green, six miles from the centre of the city.

Living at Merrilees Gate is ideal for golfers with a separate second entrance leading directly to Baberton Golf Club. Yet, even if golf is not your passion, Juniper Green has so much to offer that you'll feel right at home in the heart of a thriving community.





# What Later Living could mean to you

Buying a Later Living apartment opens the doors to much more than just a brand new apartment. Peace of mind is assured with security features as standard and all external maintenance taken care of. McCarthy & Stone manage Merrilees Gate and with a House Manager on hand, you are freed up to make the most of your time.

## Peace of mind

Benefit from the peace of mind provided by having our dedicated House Manager on site during the day to take care of things and make you feel at home. You can choose to socialise in the Homeowners' Lounge and Hobby Room or relax in the landscaped gardens. It's completely up to you.

## Maintenance free living

There's no need to worry about being burdened by maintenance costs either as the service charge covers the cost of all external maintenance, gardening and landscaping, window cleaning, buildings insurance, security and energy costs of the Laundry Room, Homeowners' Lounge and other communal areas.

## Security comes as standard

Buy an apartment from McCarthy & Stone and leave your security and safety concerns at the door. All our developments are fitted with a CCTV door entry system and a 24-hour emergency call system,

should you require assistance. You can relax in the knowledge that this is all taken care of.

## We can help you move

Moving home can be a daunting prospect but we will help you every step of the way, with our service starting well before you move in. We can assist you in selling the house, dealing with the paperwork, paying the estate agent's fees, packing, moving and even de-cluttering if you wish. Our aim is to make the process as seamless and hassle-free as possible.

“I'm still very active – in fact, I'm rarely in, but when I am, I know I can enjoy the company of my fellow residents or our friendly House Manager if I want to.”  
*Irene McFarlane, Homeowner - East Kilbride*





# Designed with you in mind

Having developed over 1000 retirement developments over the past thirty years, we are continually innovating and perfecting our design and construction techniques. As our industry awards and high customer satisfaction ratings demonstrate, we always put our customers first.

## Benefit from a premium design

As one of the Company's premium developments, the design of Merrilees Gate is particularly special. Spacious and light, there is a central atrium bringing a swathe of natural light into the building.

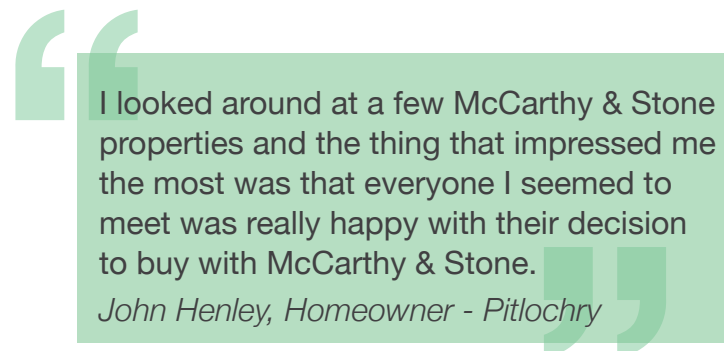
Every apartment has been designed with you in mind – from the walk-in wardrobes to the walk out balconies on all corner apartments. The kitchens are fully integrated with modern appliances, and en-suite bathrooms are a common feature in our two bedroom apartments.

## You choose

You can have your apartment just the way you like it, by choosing from a range of bathroom and kitchen options. In the kitchen, you can select your worktop, tiles and units, while in the bathroom you can choose from a range of floor tiles, wall tiles, bath panel and vanity unit.

## If golf's your game

Perfect for keen golfers, Merrilees Gate enjoys direct access to Baberton Golf Club via a second entrance to the development. You can store your clubs in the purpose built locker room and change in the dressing room. Once freshened up, the Homeowners' Lounge is the perfect place to socialise with friends.



I looked around at a few McCarthy & Stone properties and the thing that impressed me the most was that everyone I seemed to meet was really happy with their decision to buy with McCarthy & Stone.

*John Henley, Homeowner - Pitlochry*

### This way to the course!

Make your way to the first tee at Baberton Golf Club, it's a good Par 5 from the locker room. And you can stagger home from the 19th in excellent time.

### The 'Club-house'

Or more simply, home for your clubs. The Locker Room has been specifically designed to keep your golf clubs safe and is the perfect space to don your lucky jumper.

### The Guest Suite

Above the Locker Room on the upper ground floor is the Guest Suite. A home from home when friends and family come to stay. The House Manager takes care of the linen and towels - so that's less for you to do.

### Atrium

Bringing natural light into the building.

### Kitchen

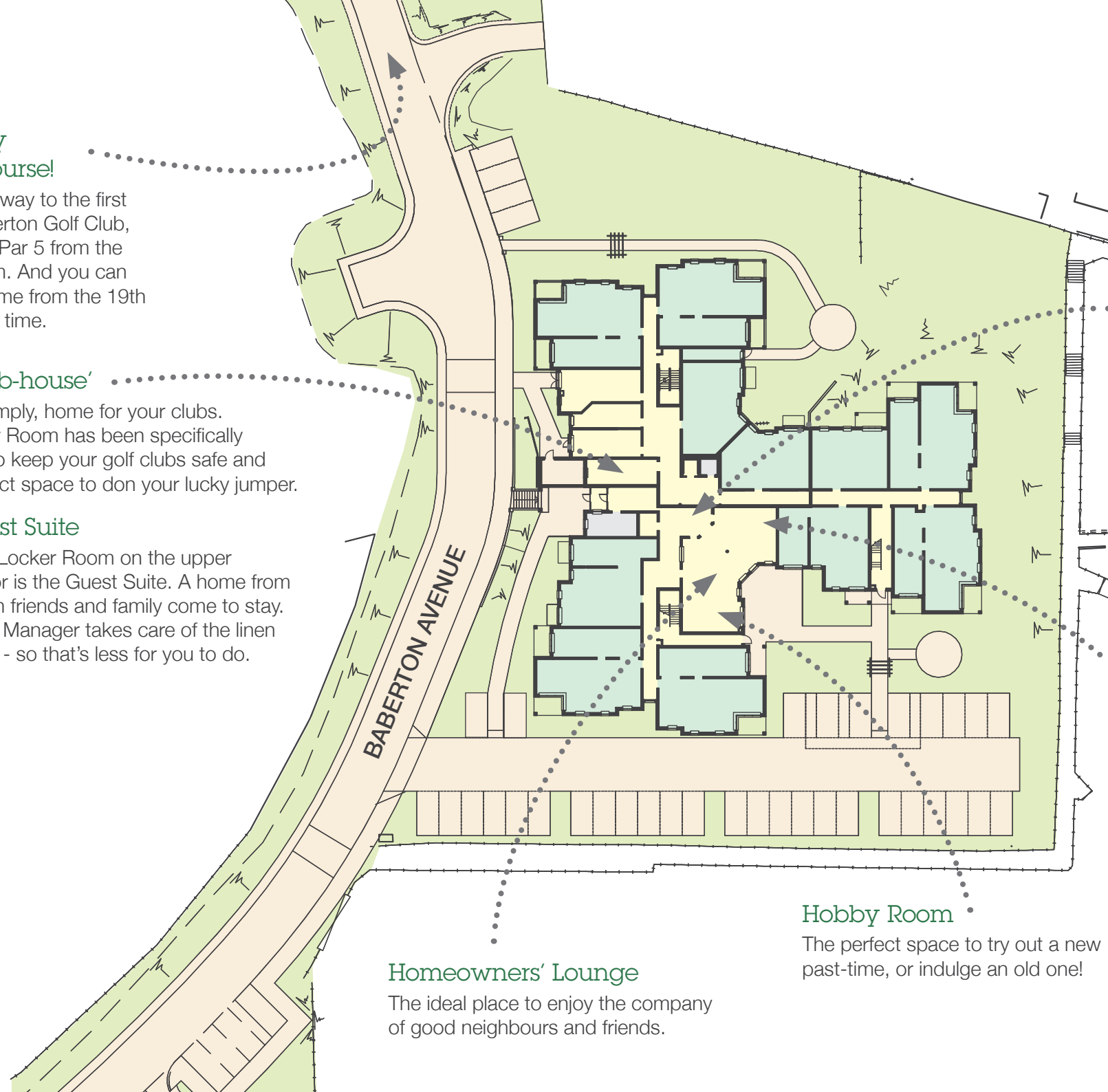
Tea and coffee on hand - so you don't have to go back to your apartment for another cuppa.

### Hobby Room

The perfect space to try out a new past-time, or indulge an old one!

### Homeowners' Lounge

The ideal place to enjoy the company of good neighbours and friends.





# Features at Merrilees Gate

## Apartment Features

### General

- French balconies to selected apartments
- Walk-out balconies to selected apartments
- Double glazing
- Walk-in wardrobe in main bedroom
- Telephone and television point in living room and main bedroom
- Sky/Sky+ connection point in living room

### Kitchen

- Fitted kitchen with integrated fridge, freezer and ceramic hob
- Optional integrated washing machine/dishwasher in selected apartments
- Single oven
- Cooker hood
- Stainless steel sink with mono block lever tap
- Under pelmet lighting

### Heating and finishes

- Electric underfloor heating
- Oak veneered doors

- Chrome door furniture
- Illuminated light switches for bathroom and main bedroom

### Bathroom

- Walk-in shower with option to replace with a bath
- En-suite bathroom in 2 bedroom apartments
- Mono block lever taps
- Fitted mirror
- Electric shaver socket
- Heated towel rail
- Ventilation system

### Safety & Security

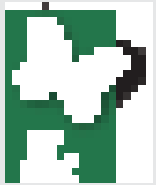
- Camera entry system for use with a standard TV
- 24-hour emergency call system provided by a personal pendant with call point in bathroom
- Intruder alarm
- Mains connected smoke detector
- Fire detection equipment

## Development Features

- Homeowners' lounge
- Hobby room
- Atrium
- Locker room
- Guest suite
- House Manager
- Lift
- Landscaped gardens
- Mobility scooter charging point
- Laundry
- Car parking available on site to permit holders (ask sales consultant for more details)
- 24-hour emergency call system in communal areas
- Security entry system
- Fire detection equipment







Merrilees  
Gate

## Services

- 1 Bank
- 2 Hairdresser

## Shops

- 1 Newsagent / Village Shop
- 2 Supermarket

## Leisure

- 1 Restaurant
- 2 Baberton Golf Club

## Transport Links

- 1 Bus stop

## Medical

- 1 Pharmacy
- 2 Optician
- 3 Dentist

Images

Top: Firth of Forth Rail Bridge, Edinburgh

Bottom: Water of Leith Docks

# Life in Juniper Green

The former village of Juniper Green is now a popular residential suburb of Edinburgh running along the Pentland Hills, around six miles away from the centre of the city. Given Conservation Status in 1993, Juniper Green retains its village charm with a good selection of local shops and amenities just around the corner from Merrilees Gate. There is also a good choice of restaurants and cafés in the locality.

Homeowners at Merrilees Gate can enjoy access to a range of leisure facilities, with tennis and bowling clubs nearby and of course Baberton Golf Club on the doorstep. The area offers some beautiful woodland walks along the Water of Leith through Colinton and Stockbridge, and onto Leith waterfront, where a further array of shops, restaurants and cafés can be found.

Juniper Green is easily accessible from the Edinburgh city by-pass and there are frequent bus services to the city centre, making it easy to enjoy the delights of Scotland's capital all year round.

**Next steps... To register your interest in Merrilees Gate at Juniper Green, or to find out more, call free on 0800 919 132.**

Artist impression (on front cover). Gardens indicate several years growth. Development may be subject to variations in appearance. All internal images show typical interiors and purchasers are advised that the furniture, fixtures and fittings are for visual representation only and do not depict the actual finish of any individual apartment. No responsibility can be accepted for any mis-statement in this leaflet, which is not a contract nor forms any part of any contract. The company also reserves the right to alter specification without notice. Age restrictions apply on all retirement developments. If there are any important matters which are likely to affect your decision to buy, please contact the Sales Consultant before travelling to view. A development by McCarthy & Stone Retirement Lifestyles Limited, 11,000 Academy Park, Gower Street, Glasgow G51 1PR. Tel: 0141 420 8300

# Development Overview

Site & Upper Ground Floor

- 1 bedroom apartment
- 2 bedroom apartment
- Communal areas
- Staff areas

- Atr - Atrium
- A Ent - Alternative Entrance
- CP/MSS - Cycle Parking/Mobility Scooter Store
- FCP - Future Car Parking
- K - Kitchen
- L - Lift
- M Ent - Main Entrance
- P - Plant room
- St - Stairs

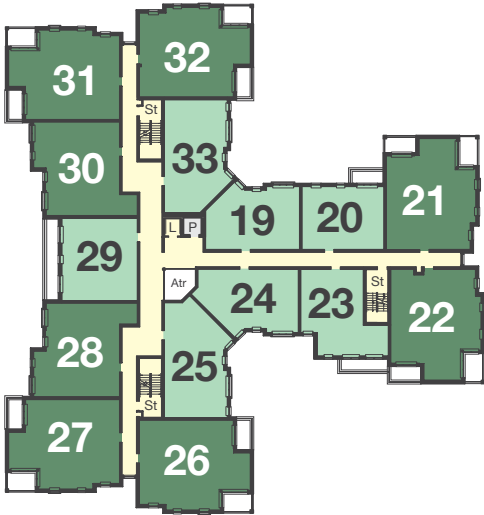




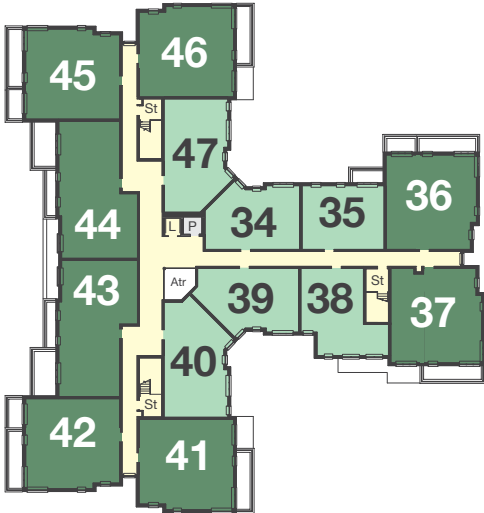
Site & Lower Ground Floor



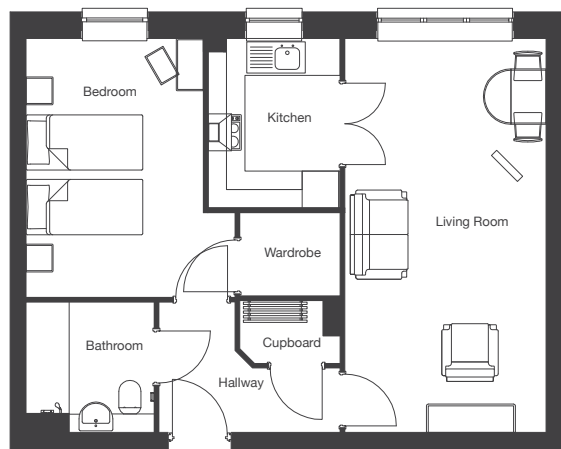
First Floor



Second Floor



## Typical one bedroom apartment



Living Room (Max.)	21'1" x 10'9"	(6416mm x 3275mm)
Kitchen (Max.)	9'1" x 7'1"	(2760mm x 2150mm)
Bedroom (Max.)	13'10" x 9'6"	(4216mm x 2887mm)
Bathroom (Max.)	7'0" x 6'10"	(2125mm x 2085mm)

## Typical two bedroom apartment



Living Room (Max.)	21'0" x 12'3"	(6410mm x 3734mm)
Kitchen (Max.)	10'0" x 7'1"	(3060mm x 2150mm)
Bedroom 1 (Max.)	14'11" x 10'3"	(4541mm x 3128mm)
Bedroom 2 (Max.)	12'8" x 9'0"	(3870mm x 2744mm)
En Suite (Max.)	6'0" x 8'3"	(1826mm x 2513mm)
Bathroom (Max.)	8'0" x 6'11"	(2451mm x 2100mm)

See individual apartment plans for specific details. Arrows denote measurement points

The dimensions given on plans are for general guidance only, and should not be used for carpet sizes, appliance spaces or items of furniture. Although every effort has been made to ensure accuracy, dimensions quoted are subject to final measurement on completion of actual apartment. No responsibility can be accepted for any mis-statement in this leaflet, which is not a contract nor forms any part of any contract. The company also reserves the right to alter specification without notice. Age restrictions apply on all retirement developments. If there are any important matters which are likely to affect your decision to buy, please contact the Sales Consultant before travelling to view.



# How to find Merrilees Gate

Baberton Avenue, Juniper Green, Edinburgh EH14 5DU  
Tel: 0800 919 132

## From Edinburgh City Centre

Head west on the A1 towards Leith. Take 1st left on to A7; continue to follow before turning right on to Hope Park Terrace. Continue straight onto A700 and turn left onto A702, continue. Turn right into Colinton Road and continue through two roundabouts. Continue onto B701 and turn left into Lanark Road. On entering the village of Juniper Green, turn right at the Royal Bank of Scotland into Baberton Avenue. Follow the road to the end where you will find the entrance to Merrilees Gate.

## From Edinburgh City Bypass

**Heading East:** Exit the bypass at Redford & Dreghorn Barracks, turn left onto Dreghorn Link. Go straight through the 1st roundabout, and then take the 1st exit at the second roundabout onto Redford Road (B701). Follow before turning left onto Lanark Road, and follow the directions above.

**Heading West:** Exit the bypass at Redford & Dreghorn Barracks, turn right onto Dreghorn Link, and then follow the directions above.



January 2013

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### We welcome your comments

If you have a comment about any aspect of McCarthy & Stone's service or product, we'd love to hear from you. Please write to us at: Customer Communications, McCarthy & Stone, Homelife House, 26-32 Oxford Road, Bournemouth, Dorset BH8 8EZ Or email us at: [comments@mccarthyandstone.co.uk](mailto:comments@mccarthyandstone.co.uk)

Please include as many details as possible. We promise to respond to you within 5 working days.

