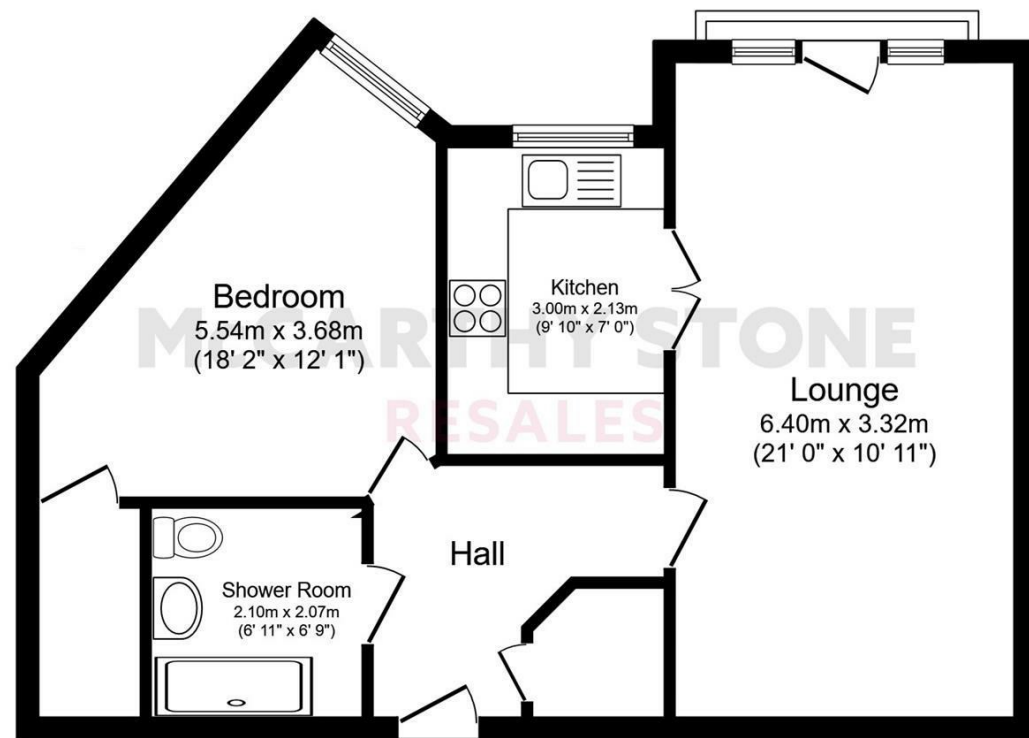


McCARTHY STONE RESALES

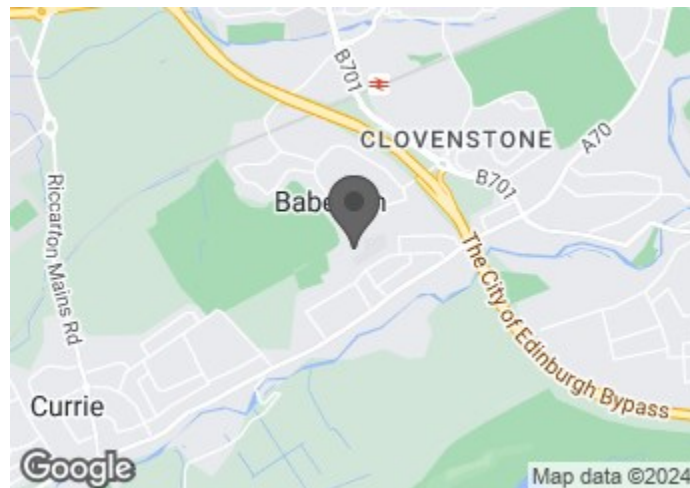
10

MERRILEES GATE, EDINBURGH, EH14 5DU



Total floor area 54.8 m² (590 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



COUNCIL TAX BAND: D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	77	78
	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland	67	69
	EU Directive 2002/91/EC	



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Generous one bed apartment situated on the upper lower ground floor with juliet balcony overlooking the landscaped garden grounds within a desirable retirement living development next to Baberton Golf Course.

OFFERS OVER £265,000 FREEHOLD

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MERRILEES GATE, EDINBURGH

SUMMARY

Merrilees Gate was purpose built by McCarthy & Stone to a high specification for retirement living. The development consists of 45 one and two-bedroom apartments for the over 60s. There is a House Manager on site and a 24-hour emergency call system provided via a personal pendant alarm and a call point in the hallway. The development has excellent facilities and includes a beautiful Homeowners lounge and kitchen which is well used and a great way to meet other neighbours for social activities and celebrations. There is a well equipped laundry room, private locker room, landscaped gardens with seating area and lift to all floors. Mobility scooter charging point available. There is a guest suite for visitors who wish to stay (nominal charges apply).

It is a condition of purchase that single occupants must meet the age requirements of 60 years, in an event of a couple the second person must be over the age of 55 years.

LOCAL AREA

Merrilees Gate is located within Juniper Green, a popular residential suburb South West 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 Baberton Golf Club on the doorstep. The area offers some beautiful woodland walks along the Water of Leith through Colinton and Stockbridge, and onwards to 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.

10 MERRILEES GATE

Apartment 10 is one of the larger configuration within Merrilees Gate and enjoys an upper ground floor position with elevated view. The apartment is ideally placed opposite the Homeowners's lounge/Hobby Room and entrance lobby.

ENTRANCE HALL

Welcoming entrance hall with a walk-in storage and utility cupboard, 24-hour emergency response Careline and pull cord system including personal pendants alarms for peace of mind. The hall also features illuminated light switches, a smoke detector, apartment security door entry system with intercom. Doors lead to the bedroom, living room and shower room.

LIVING ROOM

Spacious living room featuring a Juliet balcony with superb view overlooking the attractive landscaped gardens, courtyard area and the Queensferry Crossing and beyond. There is a fireplace surround with fitted electric fire. There are TV, Sky/Sky+ and telephone points, decorative ceiling lights, ample raised electric power sockets and the partial glazed double doors lead onto a separate kitchen.

KITCHEN

Well appointed fully fitted kitchen with tiled floor. Stainless steel sink with mono block lever tap. Built-in oven, ceramic hob with extractor hood and fitted integrated fridge, freezer and washer/dryer with Neff appliances and under pelmet lighting.



1 BED | OFFERS OVER £265,000

BEDROOM

Generous double bedroom benefitting a walk-in wardrobe and ample room for bedroom furniture. There are plenty electric sockets, TV and phone point.

SHOWER ROOM

Easily maintained shower room tiled and fitted with suite comprising of a generous walk-in shower, WC, vanity storage unit with sink and mirror above.

INCLUSIONS & ADDITIONAL INFORMATION

- Included: Carpets, curtains, roller blind in kitchen and integrated appliances
- Available: Superfast Fibre broadband is available.
- Mains water and electricity
- Electric room heating
- Mains drainage

Superfast Fibre broadband is available.

SERVICE CHARGE

- Cleaning of communal windows
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. Find out more about service charges please contact your Property Consultant or House Manager.

Service Charge is £3446.64 per annum £287.22 per month (for financial year ending 31/08/2024).

RESIDENTS PARKING (PERMIT SCHEME)

Parking is by allocated space subject to availability. The fee is currently £250 per annum. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

