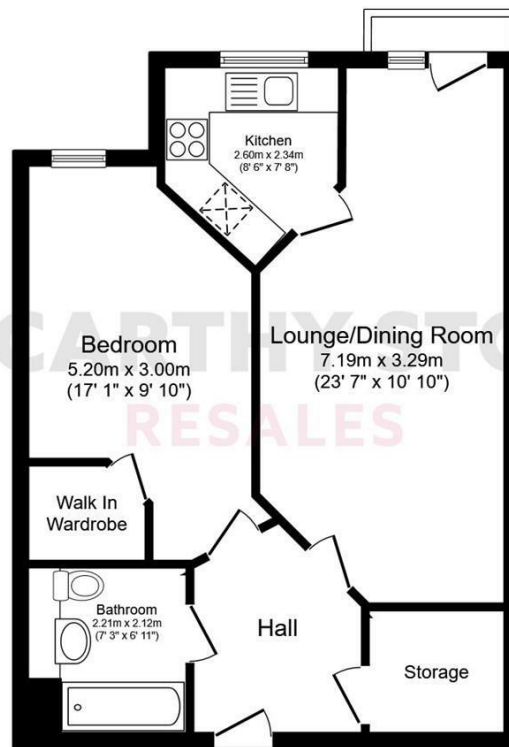


McCARTHY STONE RESALES

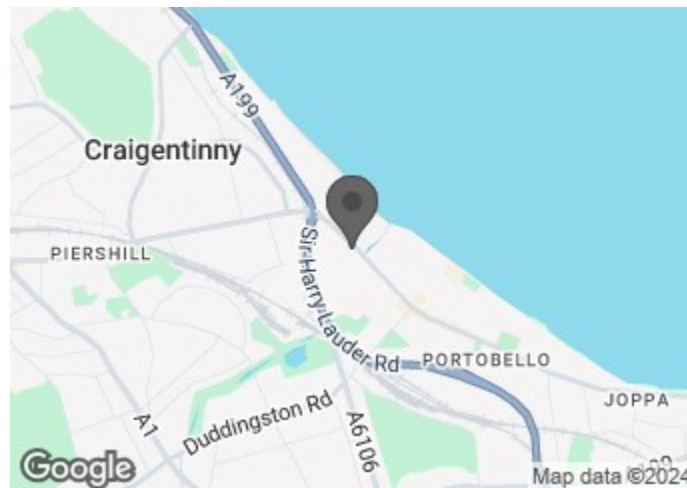
34 JAMESON GATE

3 PORTOBELLO HIGH STREET, EDINBURGH, EH15 1DW



Total floor area 54.6 m² (588 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		83	86
		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		75	79
		EU Directive 2002/91/EC	



McCARTHY STONE RESALES

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Bright and spacious third floor one bed apartment in the coastal town of Portobello, within walking distance to the beach and the vibrant hub of Portobello High Street with cafes, restaurants, independent shops and all that it has to offer.

OFFERS OVER £260,000 FREEHOLD

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JAMESON GATE, 3 PORTOBELLO HIGH STREET,

1 BED | OFFERS OVER £260,000

SUMMARY

Jameson Gate was purpose built by McCarthy & Stone for retirement living and is available exclusively for those over 60 and features 20 one bedroom apartments and 22 two bedroom apartments. The luxurious and stylish complex also boasts landscaped gardens, a guest suite for visitors and a residents' lounge. The apartments are equipped with a 24-hour Tunstall emergency system, lifts to all floors and on-site private car parking. Residents can also enjoy the lovely bright sun room and roof terrace. The town itself is a hub of activity and also has excellent bus services with several routes heading to Edinburgh city centre and further afield. The McCarthy Stone development is also located on one of Portobello's main roads making it easily accessible by car from the coastal A199 and within easy access to the Edinburgh city bypass.

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

The development is located in Portobello, a coastal suburb of Edinburgh, lying approximately 3 miles east of the city centre. Only a short walk from the development to the charming beach and promenade with an array of independent shops, cafes, bars and restaurants to enjoy and soak up the atmosphere. There are excellent transport links with bus stops opposite the development offering a frequent bus service for Edinburgh and the surrounding areas with Leith just a few stops away. Brunstane Train Station is a short drive with trains to Edinburgh, the Borders and beyond. There are excellent local amenities including Portobello swimming pool with gym and fitness studio, a Library, Bowling Club and numerous parks nearby. Aldi

supermarket is located next door to the development with other supermarkets available in close proximity. The Fringe by the Sea event usually takes place in August during the Fringe festival with lots of entertainment available.

34 JAMESON GATE

Apartment 34 is located on the third floor on the same level as the sun room and roof terrace. There is a lift next to the apartment with access to the communal facilities on the ground floor. The accommodation comprises an entrance hall, good sized storage cupboard, living room, kitchen, bedroom, and shower room.

ENTRANCE HALL

A welcoming and spacious entrance hall with a generous walk-in storage cupboard with shelving. There is a security door entry system with intercom. The 24-hour emergency response pull cord system is located in the hallway and shower room, pendants are also provided, giving peace of mind. There are handy illuminated light switches, a smoke detector and doors leading to the bedroom, living room and shower room.

LIVING ROOM

Bright and spacious room benefitting a Juliet balcony with vertical blinds and views over to the Firth of Forth and beyond. There is a feature fire surround with electric fireplace, fitted carpet with laminated area suitable for a dining table and chairs. Ample raised sockets, TV and phone points. A partial glazed door leads onto a separate kitchen.

KITCHEN

Well appointed contemporary fitted kitchen with tiled floor, stainless steel sink with mono block lever tap, built-in oven, ceramic hob with extractor hood, fitted integrated fridge, freezer. There is under pelmet lighting and a decorative roller blind.

BEDROOM

Good sized double bedroom with a walk-in wardrobe with hanging rails, shelving and storage space above and ample room for free standing furniture. The room is well appointed with sockets, TV and phone point.

SHOWER ROOM

Fully tiled shower room comprising a generous shower enclosure, WC, vanity unit with storage and illuminated mirror above and storage. Heated towel rail.

INCLUSIONS & ADDITIONAL NOTES

- Included: Carpets, flooring and integrated appliances
- Available: Ultrafast Full Fibre broadband and Standard Broadband
- Mains water and electricity
- Electric room heating
- Mains drainage

SERVICE CHARGE

- Cleaning of communal areas, including internal and external windows
- Electricity, heating, lighting and power to communal areas
- 24-hour Tunstall emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- 1% Contingency fund (upon Resale) including internal and external redecoration of communal areas
- Buildings insurance
- WiFi available in the resident's lounge

Service Charge for the year ending 31/08/25 per annum £2,526.21 / per month £210.52. 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.

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.

