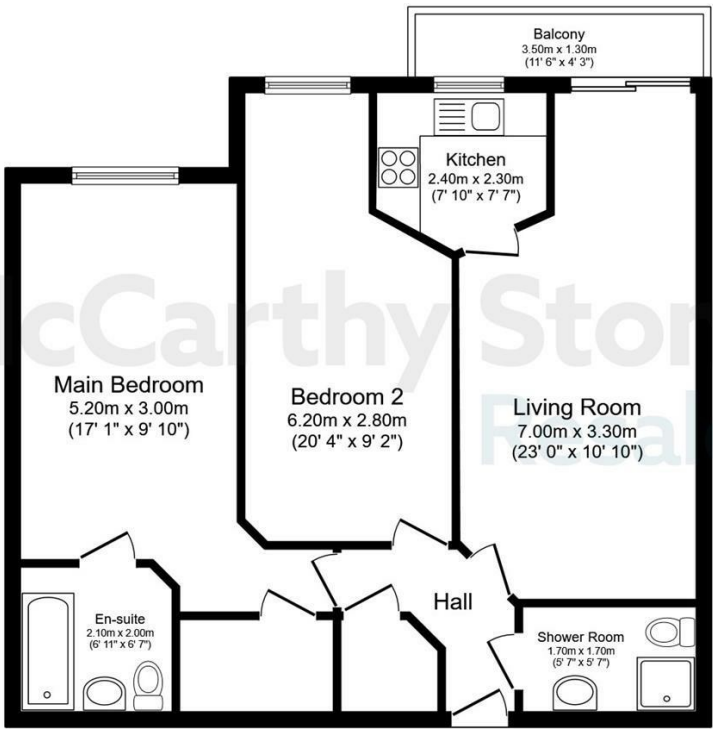
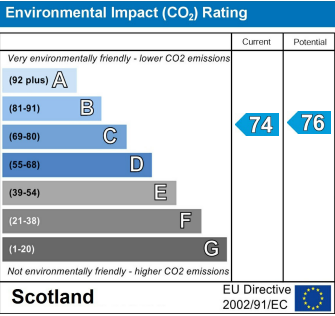
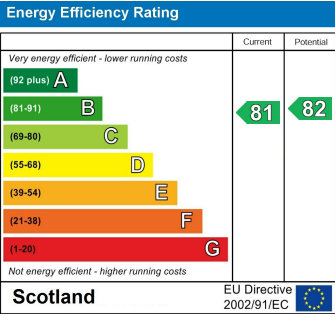


45 Braidburn Court

31 Liberton Road, Edinburgh, EH16 6AH



Council Tax Band: E



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Braidburn Court, 31 Liberton Road, Edinburgh

Summary

Braidburn Court was purpose built by McCarthy & Stone to a high specification for retirement living. The development consists of 48 one and two-bedroom retirement 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 with call points in the bathroom.

The development includes a beautifully presented Homeowners' Lounge, shared laundry facility, a well maintained shared front garden and a residents' car park to the rear. You can also enjoy the sun lounge and roof terrace with panoramic views towards Salisbury Crags, Arthur's Seat and Craigmillar Castle. There is a guest suite for visitors who wish to stay (additional charges apply).

Local Area

Braidburn Court is situated in Liberton less than 3 miles from Edinburgh city centre with all amenities. Cameron Toll shopping centre is located less than half a mile away from Braidburn Court and offers a wide range of shops and services, including clothing, book and home ware stores, a pharmacy, opticians and supermarket. Regular bus services to the centre operate from directly outside the development.

45 Braidburn Court

Located on the second floor, apartment 45 benefits a balcony with a westerly aspect. The accommodation is spacious and comprises of an entrance hall, living room, kitchen, two bedrooms with one ensuite bathroom and a separate shower room. Ideally placed opposite the lift with access to the Homeowners' lounge on the ground floor and laundry room on the lower ground level. You can easily access the sun room and roof terrace on the same floor as your apartment.



Entrance Hall

Welcoming entrance hall with a generous walk-in storage cupboard/airing cupboard, illuminated light switches and a smoke detector. The apartment benefits from the security door entry system and intercom with 24-hour emergency response pull cord. Doors lead to the bedrooms, living room and bathroom.

Living Room

Bright and spacious living room with built in electric log effect feature fireplace and surround. The room can accommodate a small dining table with chairs and benefits full length windows with access to the balcony which has an excellent outlook towards the Braid Hills. There are attractive light fittings, ample raised electric sockets, TV and telephone points.

Kitchen

Well appointed contemporary kitchen has everything you need including integrated freezer, free standing Bosch fridge, eye level oven, ceramic hob and cooker hood. There is a range of eye level units and drawers with a roll top work surface, stainless steel sink with mono lever tap and drainer. Floor level heater.

Bedroom Ensuite

Generous double bedroom benefitting a walk in wardrobe with hanging rails, shelving and storage above. The ensuite is fully tiled and fitted with a suite comprising of a shower over bath. WC, vanity unit with sink and mirror above. Wall mounted heated towel rail and a pull cord for peace of mind.

Bedroom Two

Good sized second bedroom which could alternatively be used as a snug/hobby room or office. Ample room for bedroom furniture. Ceiling lights, TV and phone point.

Shower Room

Fully tiled and fitted with suite comprising of a generous



2 Bed | Offers over £310,000

walk-in shower cubicle, WC, vanity unit with sink and mirror above.

Additional notes

- Inclusions: Fitted carpets, curtains and integrated appliances. There are items of furniture available under separate negotiation.
- Fibre to the Cabinet Broadband, for speeds check <https://www.openreach.com/fibre-broadband>
- Mains water and electricity
- Electric room heating
- Mains drainage

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.

Service Charge

- Onsite House Manager (Monday to Friday)
- 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
- 1% Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The annual service charge is £3,642.71 for the financial year ending 30/09/2025. The monthly payment is £303.56.

The service charge does not cover external costs such as your Council Tax, electricity or TV license. To find out more about service charges please contact your Property Consultant or House Manager.

