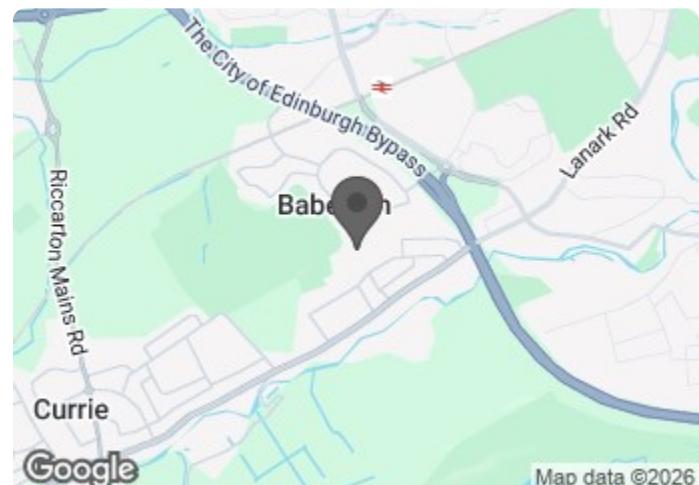


Total floor area 88.4 sq.m. (952 sq.ft.) approx

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: E



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		EU Directive	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A	91	91
(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		EU Directive	

15 Merrilees Gate

Baberton Avenue, Juniper Green, EH14 5DU



Offers over £390,000 Freehold

Generous ground floor two bedroom south facing apartment with access to a covered patio and views of the Pentland Hills and beyond. Baberton Golf Club within a few minutes walking distance.

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



Call us on 0345 556 4104 to find out more

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

Merrilees Gate, Baberton Avenue, Juniper Green

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 situated in the former village of Juniper Green, which is now a popular residential suburb of Edinburgh running along the Pentland Hills, around six miles away from the centre of Edinburgh. 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.

15 Merrilees Gate

Apartment 15 is located on the ground floor with direct access to the car park and communal gardens with views over to the Pentland Hills and beyond. The apartment is ideally placed for the communal facilities on offer including the Residents' Lounge and Hobby Room. The private Locker Room, where you can store your golf clubs and other items is situated on the



lower ground level, which has a separate entrance leading directly to Baberton Golf Club, ideal for the keen golfer. The Laundry Room and Guest Suite are also accessible from this level.

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 bathroom.

Living Room

Generous living room with Bi-Fold doors opening onto the covered patio area and a separate main door access to the car park. The apartment benefits a south facing aspect with views over to the Pentland hills and surrounding area. The open plan dining area with full length window provides plenty natural light and double doors lead to the kitchen. The feature fire surround with electric fire creates a nice focal point and there are attractive light fittings, raised electric sockets, TV and phone point.

Kitchen

Contemporary and 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 all high quality Neff appliances. There is an integrated Bosch dishwasher and the washer-dryer is located in the utility cupboard with counter top and storage space. Under pelmet lighting. Fitted Roman blind.

Primary En-suite

Spacious double bedroom with access to a further patio area with mature shrubs for privacy. The room can easily accommodate twin beds as demonstrated and benefits from a walk-in wardrobe in addition to a built-in wardrobe. The en-suite comprises of a walk-in shower, vanity unit with storage and mirror above, wall mounted mirrored cabinet and WC.

Bedroom Two

Double bedroom with a fitted wardrobe and ample room for bedroom furniture. There are plenty electric sockets, TV and phone point.

2 Bed | Offers over £390,000

Bathroom

Easily maintained bathroom, tiled and fitted with suite comprising of a bath with overhead shower, WC, vanity unit with storage, sink and mirror above. Heated towel rail.

Inclusions & Additional Notes

- Included: Carpets, curtains, blinds and integrated & free standing white good appliances. There are items of furniture available which can be included in the sale, under separate negotiation.
- Available: Superfast Fibre broadband is available.
- Mains water and electricity
- There is an electric underfloor heating system controlled by a programmer and a range of wall thermostats
- Mains drainage



McCarthy Stone



McCarthy Stone



McCarthy Stone

Service Charge

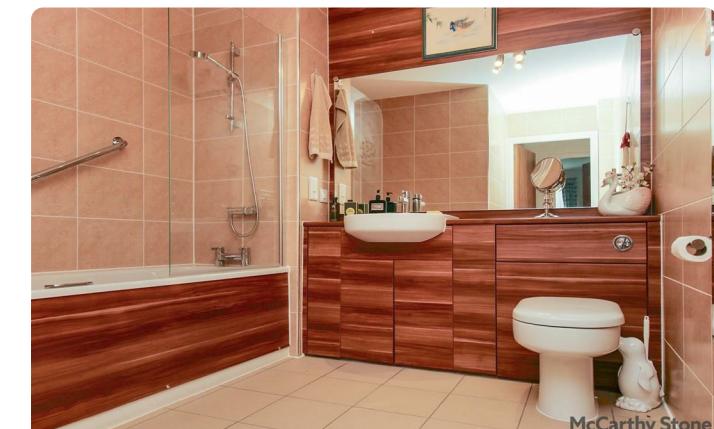
- Cleaning of communal windows
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas (1% payable upon Resale price)
- 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 £3799.17 per annum (£316.60 per month) for the year ending 31/8/26.

Residents' Parking

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.



McCarthy Stone