



Flat 36, 31 Braidburn Court, Liberton Road, Edinburgh, EH16  
6AH





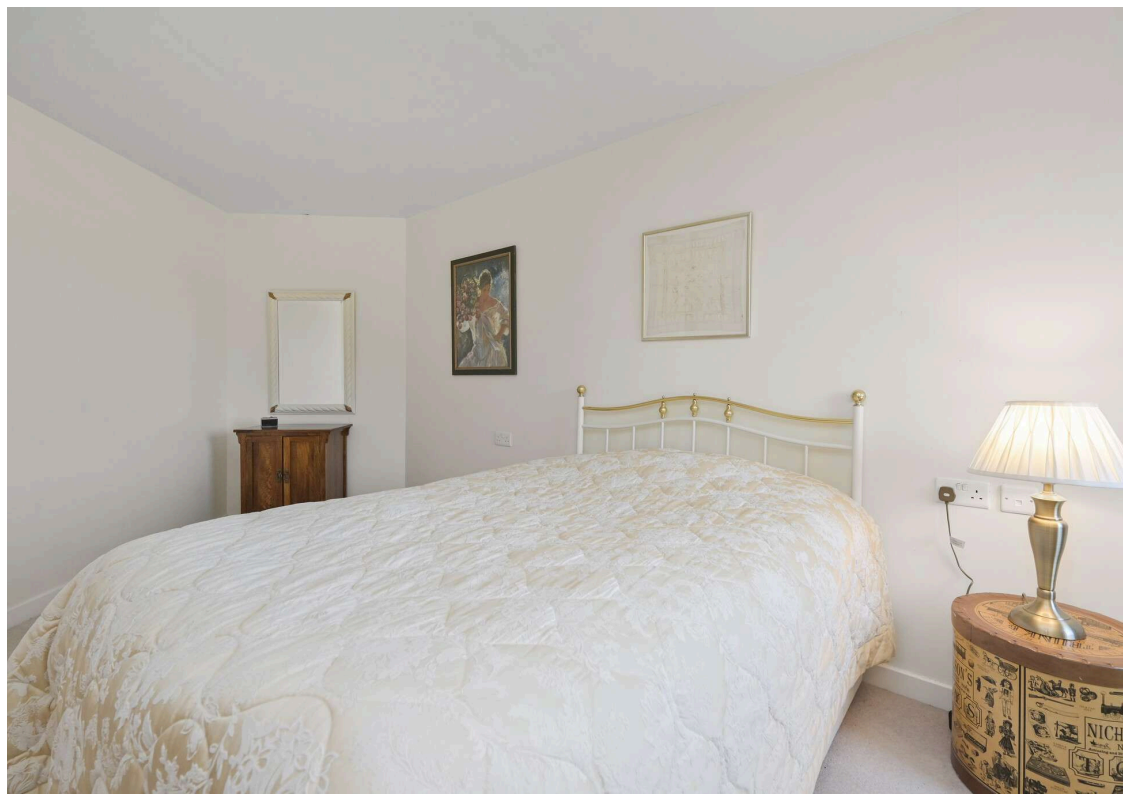
## Welcome

Welcome to Braidburn Court, this one bedroom first floor retirement property offers bright and spacious accommodation to the back of the building away from the main road. A factored McCarthy & Stone development with residents parking, set within beautiful garden grounds. One of the particularly attractive features of this development is the roof top sunroom, roof terrace and gardens offering superb views towards Salisbury Crags, Arthur's Seat and Craigmillar Castle.

- Reception hallway with a useful storage cupboard.
- Living/dining room rear facing features a Juliette balcony.
- Fully fitted kitchen.
- Good sized double bedroom with built in wardrobe storage.
- Shower room comprising WC, wash hand basin and walk in shower.
- Electric heating.
- Double glazing.
- Pull cord emergency.
- Minimum age is 60 for living at this retirement property.











## Liberton

Liberton is situated approximately three miles south of the city centre, offering peaceful living within a stone's throw of the hustle and bustle of the heart of Edinburgh. The area is made up of residential properties along with many tranquil green spaces. The area offers easy access to the City Bypass and motorway. Frequent bus services run to the city centre and surrounding areas. With a range of shops close by, including Cameron Toll Shopping Centre with high street retailers and a Sainsbury's, independent shops along with a number of other amenities including a post office and pharmacy. Great outdoor pursuits are within striking distance, from a relaxing stroll along the Burdieshouse Burn or enjoying a picnic in Liberton Public Park, to pony trekking in nearby Braid Hills or a round of golf at Liberton Golf Club or the Braids Golf Club, which enjoys panoramic views of the city.

## Agents Note

This property is factored by McCarthy & Stone Management Services with an approximate annual fee of £2,240 is payable and this covers the alarm control system, House Manager, maintenance & cleaning of all communal areas including the lift and gardens, communal energy costs and block buildings insurance. Please note, this information is correct at the time of publication, it should always be confirmed at the point of offer.









# Get in touch

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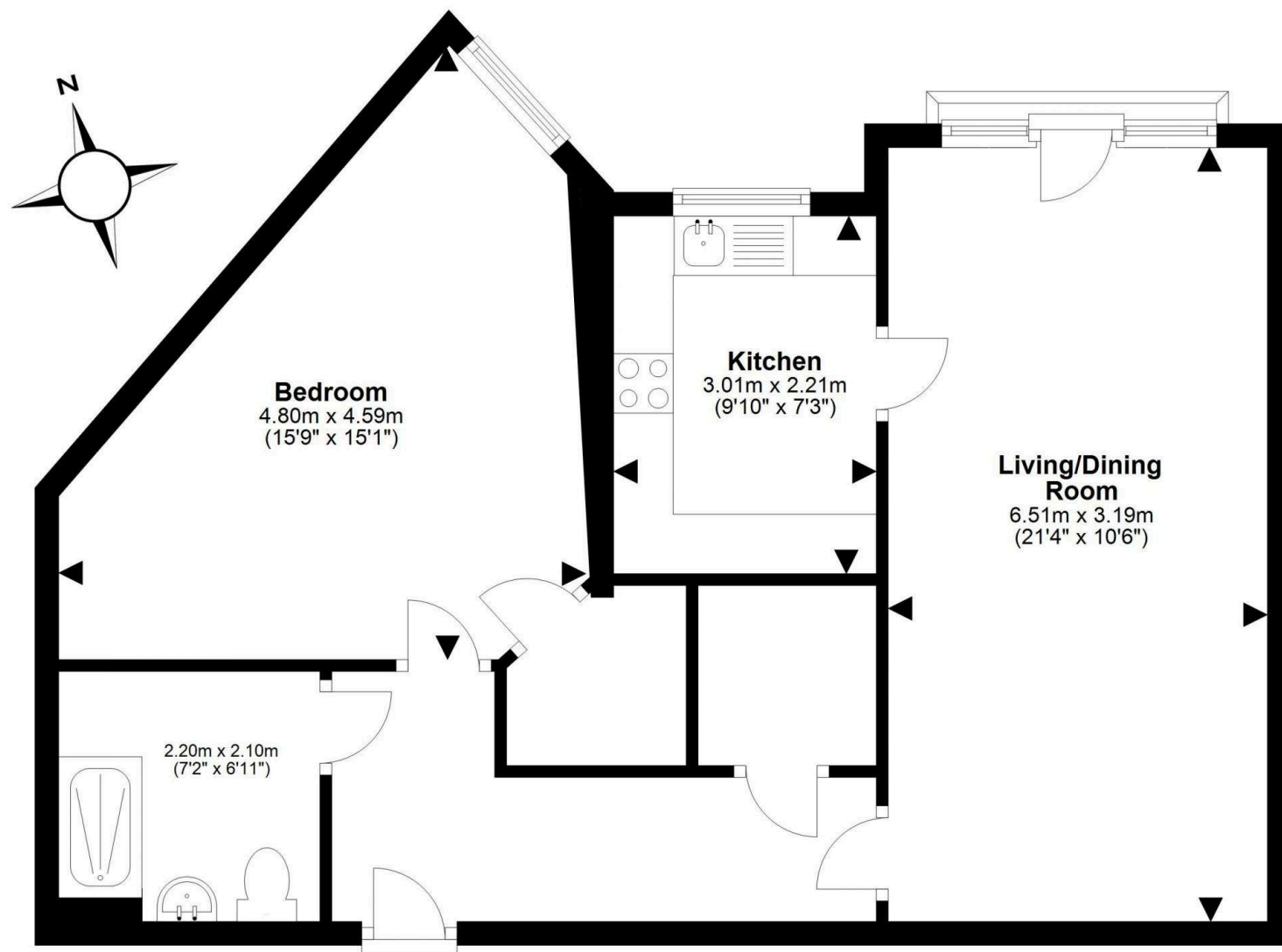
Bruntsfield Office:

103-105 Bruntsfield Place,  
Edinburgh EH10 4EQ



CHARTERED FIRM

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.



For details of the total internal floor area, please refer to the Home Report.  
This plan is for illustrative purposes only and should be used as such by a prospective buyer.