



19 Clifton Mews, 43 Baileyfield Road  
Portobello, Edinburgh, EH15 1NA



VMH SOLICITORS





# 19 Clifton Mews

## 43 Baileyfield Road

Forming part of a sought-after McCarthy & Stone later life development in the ever popular district Portobello, this lovely first floor flat offers stylish and spacious accommodation in a prime location.

- Secure entryphone system
- Hallway with excellent storage
- Sitting room with Juliet balcony
- Modern kitchen
- Double bedroom with walk-in
- Shower room with walk-in shower
- Electric heating & double glazing
- Residents' lounge & guest suites
- Communal gardens & residents' parking
- 24 hour careline & house manager

Offers Over: £215,000

Home Report: £220,000

EPC Rating: C

Council Tax: C

Tenure: Freehold



Lovely communal grounds lead to the development entrance, which has a welcoming lounge area and offers lift and stair access. On the first floor, the front door to the flat opens into a hallway with a generous store room. The sitting room enjoys a sunny south-easterly aspect with a patio door open to a Juliet balcony. The room allows ample space for a dining area and conveniently leads through to the kitchen. Fitted with modern wall and base cabinets, the kitchen is replete with an electric hob and cooker hood, oven, and dishwasher. The double bedroom offers a generous footprint and has the added benefit of a walk-in closet. Completing the accommodation is a three-piece shower room with a walk-in shower. The property is heated by way of electric heating and the windows are double-glazed.

A House Manager works from the development, supplemented by a 24 hour call line service. There is a residents' lounge and guest suite, which can be booked for use by family and friends. The shared gardens are beautifully kept, with mature plants and shrubs, along with seating areas. Residents also have use of a private car park.

An age limit does apply, whereby a single resident has to have reached 60 years of age, but in the case of a couple, one can be 60 and the other 55.







The charming seaside district of Portobello is a highly sought-after area of Edinburgh with its Promenade and long sandy beach. The open spaces of Rosefield Park, Figgate Burn and Public Park and Portobello Golf Course are situated in the vicinity with Holyrood Park and Arthur's Seat close by.

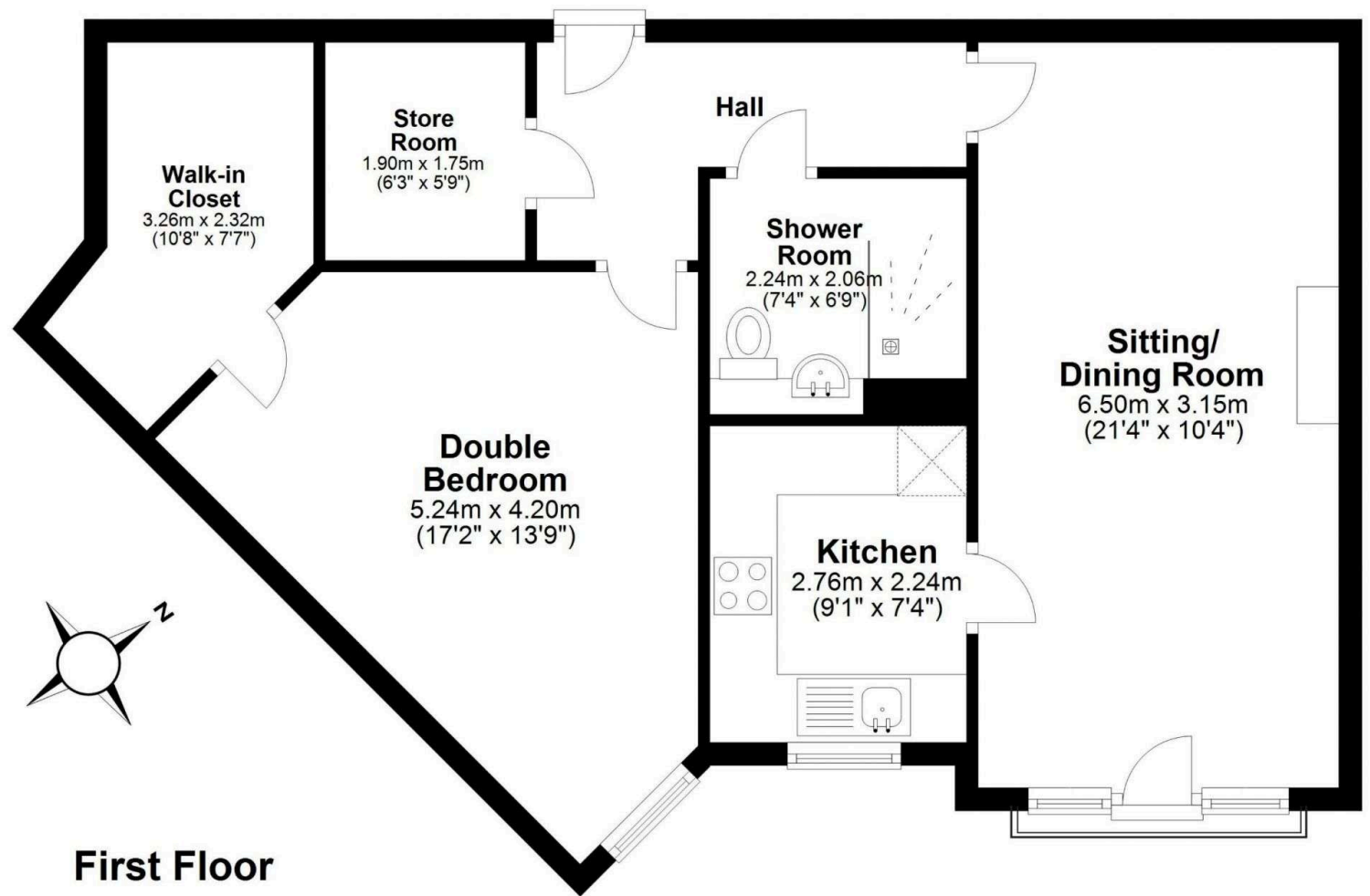
There are excellent and varied shopping facilities and amenities immediately to hand on Portobello High Street which cater for everyday needs. There are also two major supermarkets within a short drive, as well as additional facilities at Fort Kinnaird.

Several major bus routes pass nearby, giving easy access into Edinburgh city centre and this location is particularly convenient for access on to the City Bypass. Excellent schooling is represented in both the state and the private sector.



Factor: the current appointed factor is McCarthy Stone. There is a monthly fee of (approx) £182, which includes Common buildings insurance.

Extras: To include all fitted carpets and fitted flooring, light fixtures, curtains, oven, hob, extractor hood, and dishwasher in the sale.



**First Floor**



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