










Offers Over
£255,000

50/11 Baberton Avenue

Juniper Green | Edinburgh | EH14 5DU

An immaculately presented ground floor apartment with a private patio, forming part of the highly regarded McCarthy & Stone Merrilees Gate retirement development in the sought after village of Juniper Green. Offering bright and well proportioned accommodation throughout, the property enjoys a peaceful setting while remaining conveniently placed for local amenities, excellent transport links and attractive green spaces.

-  1 bedroom
-  1 public room
-  1 shower room
-  Private patio
-  Residents permit parking
-  EPC rating – C
-  Council tax band – D



virtually staged by **HOMELi**

Description

Accessed via a secure communal entrance, the property opens into a welcoming entrance hall with useful storage. The bright and spacious lounge/dining room features an electric fire and doors opening onto a private patio, creating a seamless connection between indoor and outdoor living. The fitted kitchen is well appointed with a range of wall and base units, co-ordinated worktops, tiled splashbacks and a pleasant leafy outlook. The double bedroom has a walk in wardrobe, while the shower room is fitted with a white suite, a walk in shower cubicle with rainfall shower, and a heated towel rail. Further benefits include electric underfloor heating and double glazing.

This impressive development has a house manager available Monday to Friday, a 24 hour emergency careline, residents lounge with kitchen facilities, a guest suite, a laundry room, social activities, and a storage locker subject to availability. Please note residents must be 60 plus years of age and if a couple one must be 60 plus years of age and the other 55 plus.

This property has been subject to virtual staging. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.



Extras

Included in the sale will be the induction hob and electric oven, dishwasher, undercounter fridge and undercounter freezer.

Gardens & Parking

The property is surrounded by beautifully cared for communal landscaped garden grounds with a courtyard seating area. Residents parking can be applied for subject to availability and at a cost of £250 per annum.

Factoring

The common areas in and around the development are maintained by McCarthy & Stone at a cost of approximately £190 per month and this also includes buildings insurance.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

The historic mill village of Juniper Green lies to the south west of the city centre close to Currie and Balerno. The area has the City Bypass on hand, the nearby Curriehill Railway Station together with regular public transport serving the city centre. The area has a range of local retailers providing everyday requirements with many larger supermarkets close by including Sainsbury's at Inglis Green Road. The Gyle shopping centre and Hermiston Gait retail park are also within easy reach providing a further range of shops and services. Excellent leisure and recreational facilities are available locally including Baberton Golf Club which is just a few minutes walk away, tennis courts, Craiglockhart Sports Centre, Pentlands Regional Park and walks along the Union Canal and the Water of Leith. The area is well placed for access to the national motorway network, the Queensferry Crossing and Edinburgh International Airport.





Approx. Gross Internal Floor Area 54 Sq M / 585 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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