



10 Clifton News, 43 Baileyfield Road
Portobello, EH15 1NA

Deans 
Solicitors & Estate Agents LLP



RETIREMENT FLAT

- Living Room/Dining Room
- Kitchen
- Two Double Bedrooms
- En-Suite Shower Room
- Bathroom
- Communal Lounge
- Communal Front & Rear Gardens
- Double Glazing & Electric Heating
- EPC Rating – C



Set within a contemporary development, this generously proportioned sunny, ground-floor retirement flat is ideally located in the highly sought-after area of Portobello, just east of Edinburgh city centre. The property is well placed for an excellent range of local amenities on Portobello High Street, including cafés, shops, and bars, while the nearby beach offers the perfect setting for relaxing scenic walks. The light and airy accommodation benefits from double glazing and electric heating, and comprises: a welcoming entrance hallway, spacious living room / dining room with south facing patio doors, separate fitted kitchen, two good-sized double bedrooms (one en-suite) and a bathroom with shower over bath. Included in the sale are the fitted carpets and floor coverings, curtains, blinds, oven, hob, hood, fridge and freezer, dishwasher and light shades. All appliances included in the sale are sold as seen with no warranty provided. Clifton Mews was purpose built by McCarthy & Stone for retirement living. An on-site House Manager and 24-hour emergency call system, as well as secure entry intercom allow for safety and peace of mind. The development includes a beautiful residents' lounge and attractive landscaped gardens; a great way to meet your neighbours. There is a guest suite for visitors who wish to stay (additional charges apply), and a private car park (annual fee applies). It's a condition of purchase that all residents must be over 60. There is a factoring fee payable to McCarthy & Stone of approx £307.60 per year.

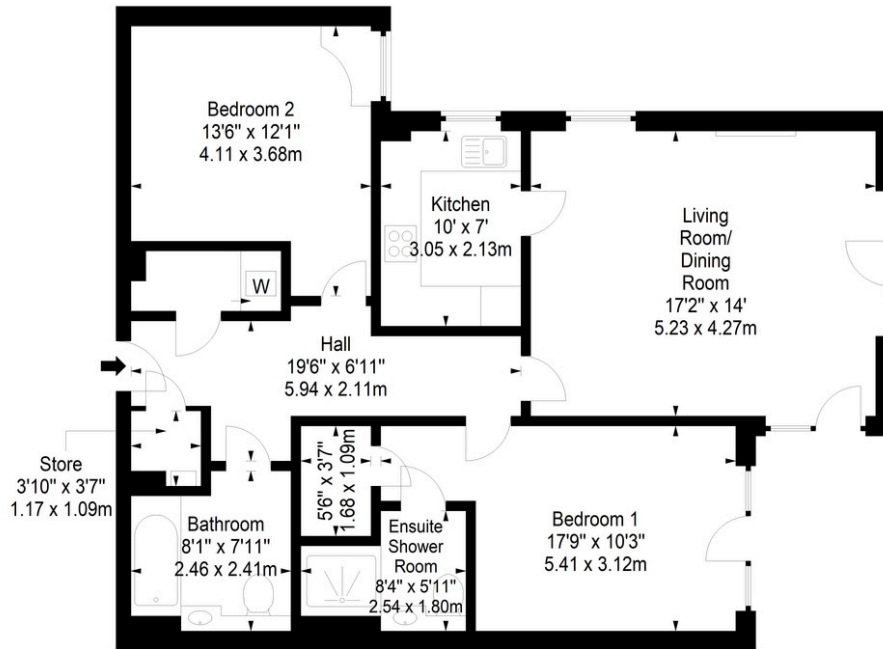




Bailliefield Road,
Edinburgh,
Midlothian, EH15 1NA



Approx. Gross Internal Area
933 Sq Ft - 86.68 Sq M
For identification only. Not to scale.
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Ground Floor



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic 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 Scottish 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 Scottish Standard Clauses.

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