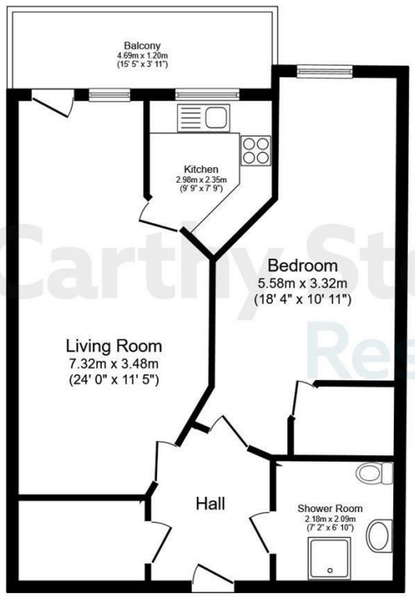
McCarthy Stone
Resales

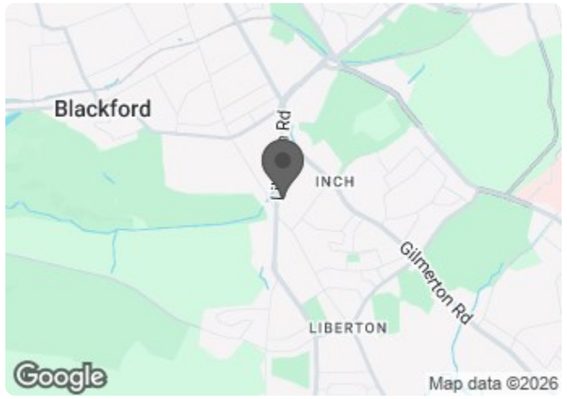


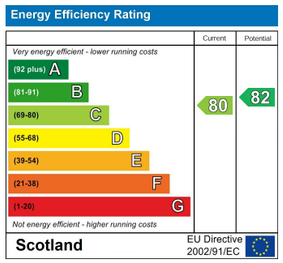
McCarthy Stone Resales

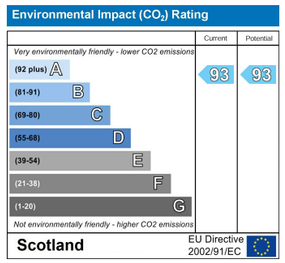
Total floor area 62.2 sq.m. (669 sq.ft.) approx

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: D







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The Property Ombudsman

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McCarthy Stone
Resales

Braidburn Court

31 Liberton Road, Edinburgh, EH16 6AH

Offers over £225,000 Freehold

Spacious second floor one bed apartment with south facing balcony, located within the sought after Braidburn Court, Edinburgh with excellent amenities, transport links and bus stops close by.

Call us on 0345 556 4104 to find out more

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

Braidburn Court, 31 Liberton Road, Edinburgh

1 Bed | Offers over £225,000

Summary
Braidburn Court was purpose built by McCarthy & Stone to a high specification for retirement living. The development consists of 50 one and two-bedroom retirement apartments for the over 60s with lift access to all floors. There is a House Manager on site and a Tunstall 24-hour emergency call system provided with call points in the shower room and hallway in addition to personal pendant alarms being provided. There is a Laundry facility and the development includes a beautifully presented residents' lounge, which is a great way to meet other neighbours for social get togethers and celebrations. You can also take advantage of the crafting room. The sun lounge with kitchen facility provides access to the roof terrace with panoramic views towards Salisbury Crags, Arthur's Seat and Craigmillar Castle. The attractive communal landscaped gardens are well maintained with court yard seating areas too. The private residents' car park also has a mobility scooter store as well as allocated parking. There is a guest suite for visitors who wish to stay (additional charges apply).

Local Area
Braidburn Court is situated in Liberton less than 3 miles from Edinburgh city centre with all amenities. Cameron Toll shopping centre is located less than half a mile away from Braidburn Court and offers a wide range of shops and services, including clothing, book and home ware stores, a pharmacy, opticians and supermarket. Regular bus services to the centre operate from directly outside the development.

Apartment 37
Located on the second floor with balcony overlooking the south facing garden. Ideally placed for easy access to the communal facilities on offer including the sun lounge and roof terrace, next door. The apartment comprises of a living room, bedroom, kitchen and shower room. The heating provided includes electric storage with off peak option and there is an air filtration ventilation system installed.

Entrance Hall
Welcoming entrance hall with a generous walk-in storage cupboard/airing cupboard. There are handy illuminated light switches and a smoke detector. The apartment benefits from the security door entry system and intercom with 24-hour emergency response pull cord and pendants are provided. Doors lead to the bedroom, living room and shower room.

Living Room
Lovely bright living room benefitting a balcony with southerly aspect, overlooking the attractive garden grounds with seating areas. There is a built in electric fireplace and feature surround. The room can accommodate a dining table and chairs and there are attractive light fittings, ample raised electric sockets, TV and telephone points.

Kitchen
Well appointed contemporary kitchen has everything you need including integrated fridge freezer, eye level oven, ceramic hob and cooker hood. There is a range of eye level units, drawers, work surface, stainless steel sink with mono lever tap and drainer. Wall mounted folding table, roller blind and floor level heater completes the kitchen.

Bedroom
Generous double bedroom with a walk in wardrobe with hanging rails, shelving and storage above. Plenty electric sockets, TV and phone point and a wall mounted panel heater.

Shower Room
Fully tiled and fitted with suite comprising of a spacious walk-in shower with handrail, WC, vanity unit with sink and mirror above and a wall mounted electric towel rail. There is an emergency pull cord for peace of mind.

Additional Notes
- Inclusions: Fitted carpets, curtains and integrated appliances
- Broadband speed Fibre to the Cabinet Broadband
- Mains water and electricity
- Electric room heating
- Mains drainage

Service Charge
Service charge for a 1 bed apartment for the year ending 31/8/2026 is £2,428.46 per annum (payable monthly).

- Onsite House Manager
- 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
- 1% Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or House Manager. Current

Parking (Permit Scheme)
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.