16 Clifton Mews
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Edinburgh
EH15 1NA

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Beautifully presented, bright and spacious first floor flat forming part of an exclusive McCarthy & Stone later life Development in Portobello. Portobello is a thriving and vibrant residential area located to the east of the City Centre. The High Street has a varied range of services, shops such as a Sainsbury's Local, banks, bars and restaurants. Within easy reach there is an Asda Superstore and a wider selection of shopping at Fort Kinnaird Retail Park.

Historic Leith and Musselburgh are only a few miles away offering a further choice of specialist shops and services. The area is well served by regular bus routes into the city and to towns and villages down the East Coast. Brunstane railway station connects to the City Centre and beyond. The link to the city bypass gives good access to the A1, Edinburgh Airport and the motorway network. Leisure and recreational facilities are also well catered for in the area with the Promenade nearby, many parks and golf courses.

Access to the property is via a secure and well-maintained communal entrance. Internally the property is in excellent decorative order throughout and benefits from electric heating, double glazing and an emergency call system. The kitchen appliances are included in the sale, most other items may be available through separate negotiation.

There is a part-time warden manager and a spacious communal living room for resident's use. Parking space (subject to availability). Guest suite available for friends and family of residents. Residents laundry room and attractive and well stocked landscaped grounds.

There is a factoring fee payable to McCarthy & Stone which is currently approximately £300 per month and includes maintenance of the communal areas and buildings insurance. It is a condition of purchase that all residents must be over 60.

PROPERTY DETAILS

- Entrance Hall with entryphone handset. Walk-in shelved cupboard. Second built in shelved cupboard.

- Bright and spacious Lounge / Dining Room with windows to side and rear. French doors to Juliet balcony and large balcony with space for a small table and chairs. Space for dining table and chairs.

- Modern fitted Kitchen with matching wall and base units. Integrated electric hob and oven. Integrated fridge and freezer. Ample work surfaces with stainless steel sink with drainer and tiled splashback.

- Large Double Bedroom with windows to rear and French door to balcony. Built in cupboard.

- En Suite Shower Room with white two-piece suite comprising inset wash hand basin with vanity unit below and WC. Walk in shower enclosure with mixer shower. Mirror with light above.

- Second Double Bedroom with window to side.

- Fully tiled Bathroom with white three-piece suite comprising bath with mixer shower above and shower screen, inset wash hand basin with vanity unit below and WC. Mirror with light above.

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Viewing by appointment on 0131 524 3800

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EXTERNAL

The property is set in attractive and well-maintained communal grounds with seating areas and lawns bordered with an attractive array of established plants, shrubs and trees.

Private residents parking with additional unrestricted on street parking.

Viewing:

By appointment, telephone 07425 629 816 or email property@connellws.co.uk or telephone 0131 524 3800 for an appointment.

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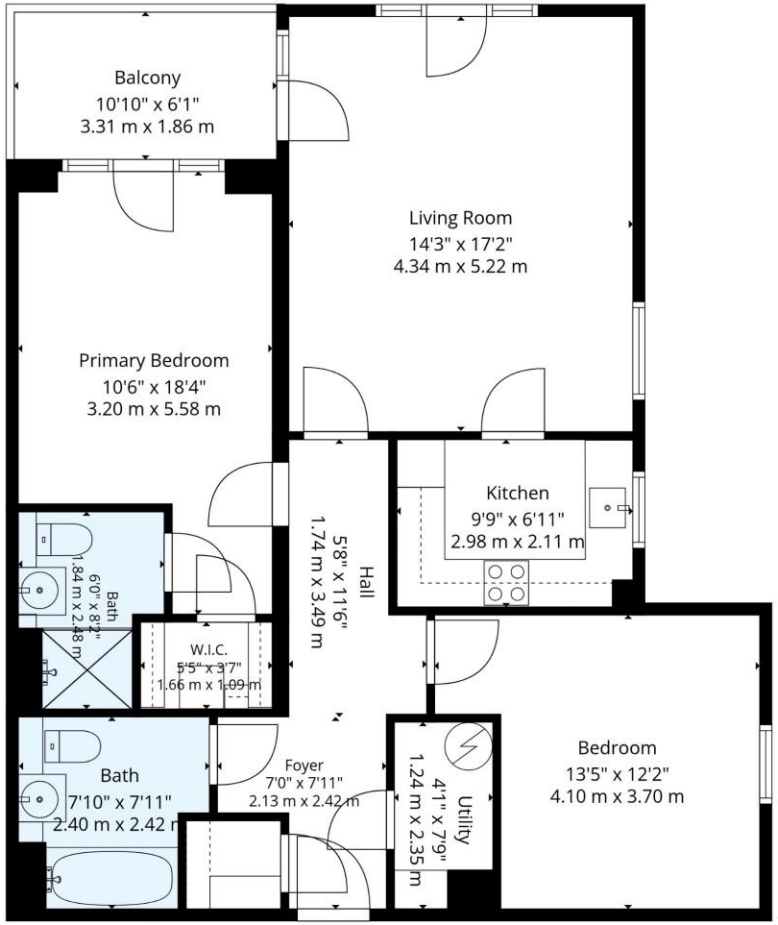

- Energy Efficiency Rating - B
- Council Tax Band – E

Total: 930 sq. Ft, 86 m2
1st Floor: 930 sq. Ft, 86 m2
Excluded Areas: Balcony: 66 sq. Ft, 6 M2, Walls: 69 sq. Ft, 7 m2

These Floor Plans Are For Marketing Purposes Only. All Dimensions, Square Footages, Features, Finishes, And Layouts Are Approximate.

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* Please contact us for a free consultation or valuation

Connell & Connell are a traditional firm of family solicitors established in 1924 and dealing with all aspects of General Practice.

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