Excellent

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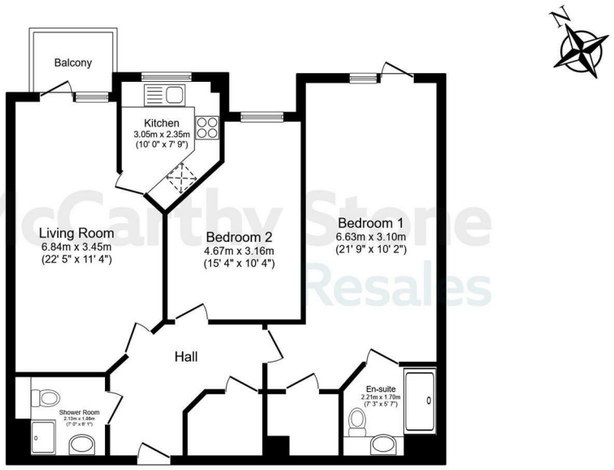
McCarthy & Stone
Resales.



Total floor area 84.4 sq.m. (908 sq.ft.) approx

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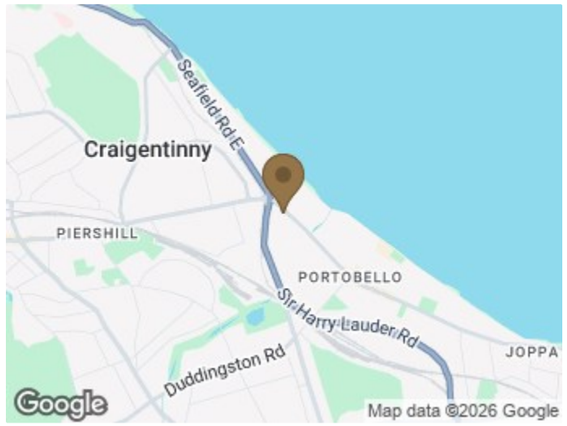

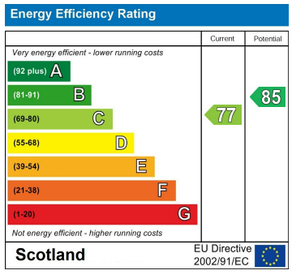

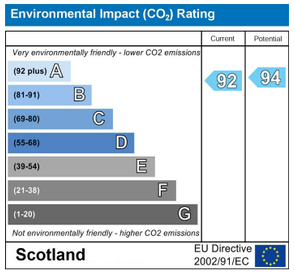

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McCarthy & Stone Resales Limited
Registered Office: 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman

1 Jameson Gate

3 Portobello High Street, Edinburgh, EH15 1DW

2 | 2 | Council Tax: E

Looking for the perfect property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 1 Jameson Gate could be the ideal place for you. Contact our team to arrange an appointment to view.

Offers over £375,000
Freehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Key Features

- Ground floor apartment with patio access
- Coastal retirement living
- Spacious accommodation with primary en-suite
- Social activities and coffee mornings
- South facing communal sun room and roof terrace
- House Manager on site Monday to Friday
- Residents free parking & visitor spaces
- Excellent shopping amenities and transport links
- 24 hour emergency care line
- Bus stops located outside development

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

1 Jameson Gate, Edinburgh

2 | 2 | Offers over £375,000

Jameson Gate

Jameson Gate was purpose built by McCarthy & Stone for retirement living and is available exclusively for those over 60 and features 20 one bedroom apartments and 22 two bedroom apartments. The luxurious and stylish complex also boasts landscaped gardens, a guest suite for visitors and a residents' lounge. The apartments are equipped with a 24-hour Tunstall emergency system, lifts to all floors and on-site private car parking. Residents can also enjoy the lovely bright sun room and roof terrace. The town itself is a hub of activity and also has excellent bus services with several routes heading to Edinburgh city centre and further afield. The McCarthy Stone development is also located on one of Portobello's main roads making it easily accessible by car from the coastal A199 and within easy access to the Edinburgh city bypass.

It is a condition of purchase that single occupants must meet the age requirements of 60 years, in an event of a couple the second person must be over the age of 55 years.

Local Area

The development is located in Portobello, a coastal suburb of Edinburgh, lying approximately 3 miles east of the city centre. Only a short walk from the development to the charming beach and promenade with an array of independent shops, cafes, bars and restaurants to enjoy and soak up the atmosphere. There are excellent transport links with bus stops opposite the development offering a frequent bus service for Edinburgh and the surrounding areas with Leith just a few stops away. Brunstane Train Station is a short drive with trains to Edinburgh, the Borders and beyond. There are excellent local amenities including Portobello swimming pool with gym and fitness studio, a Library, Bowling Club and numerous parks nearby. Aldi supermarket is located next door to the development with other supermarkets available in close proximity. The Fringe by the Sea event usually takes place in August during the Fringe festival with lots of entertainment available.

Apartment Overview

Apartment 1 is situated on the ground floor and benefits from easy access from both entrances to Jameson Gate, via Portobello High Street and the car park entrance.

The accommodation comprises a welcoming entrance hall with a generous walk in storage cupboard and attractive wooden flooring which continues throughout the living room and both bedrooms. The well-appointed fitted kitchen features a range of integrated appliances, including a washer-dryer, fridge-freezer, electric oven and hob.

The spacious primary bedroom benefits from a walk-in wardrobe, an additional fitted wardrobe with mirror, and direct access to a private patio area. The en-suite shower room is generously proportioned and features a large walk-in shower enclosure, WC, vanity unit with illuminated mirror above.

Bedroom two is also a comfortable double bedroom and includes a freestanding wardrobe.

Community Lifestyle

The communal lounge is at the heart of the vibrant community at Jameson Gate and serves as the main hub for socialising and resident activities. A varied programme of regular events helps create a welcoming and friendly atmosphere, including a weekly Tuesday coffee morning, piano performances, monthly fish and chip nights, beetle drives, games evenings, quiz nights, seasonal celebrations, parties, cheese and wine evenings, and a popular book club enjoyed over a glass of wine.

Communal Sun Room & Roof Terrace

A bright south-facing sun room opens onto a private roof terrace, enjoying stunning views towards Arthur's Seat and surrounding area. A nice relaxing space to play board games or just to unwind and can be easily accessed by the communal lift serving all floors.

Landscaped Gardens

The landscaped gardens are beautifully maintained and provide attractive outdoor space, with seating areas to the rear courtyard for residents to relax and enjoy.

Inclusions & Additional Notes

Curtains, blinds and integrated appliances. Items of furniture are available under separate negotation.

• Available: Ultrafast full fibre broadband and Standard Broadband
• Mains water and electricity
• Electric room heating
• Mains drainage

Service Charge

Service Charge is £346.51 per month, for the year ending 31/8/2027

• Cleaning of communal areas, including internal and external 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
• Contingency fund (1% fee contribution upon Resale price) including internal and external redecoration of communal areas
• Buildings insurance
• WiFi available in the resident's lounge

The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. Find out more about service charges please contact your Property Consultant or House Manager.

Car Parking

Free residents parking available

Moving Made Easy

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

• FREE Entitlements Advice to help you find out what benefits you may be entitled to.
• Part Exchange service to help you move without the hassle of having to sell your own home.
• Removal Services that can help you declutter and move you in to your new home.
• Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.