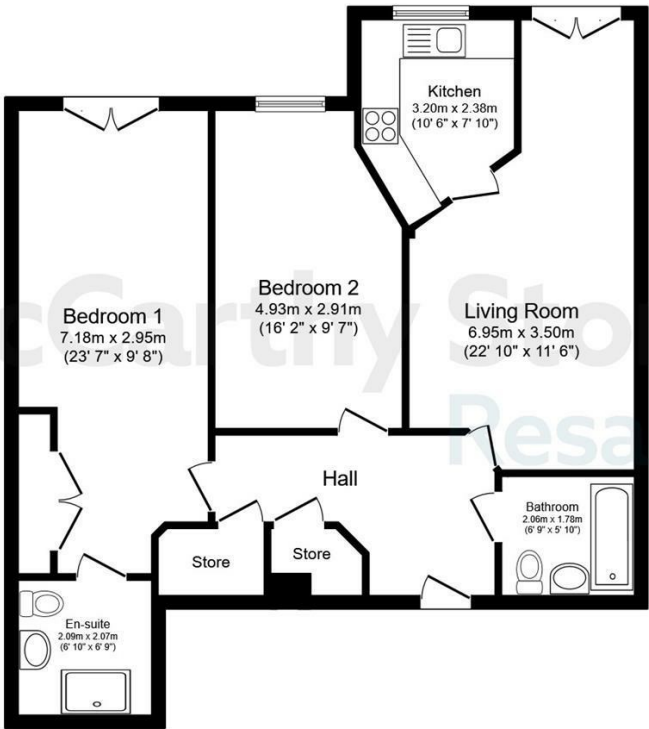


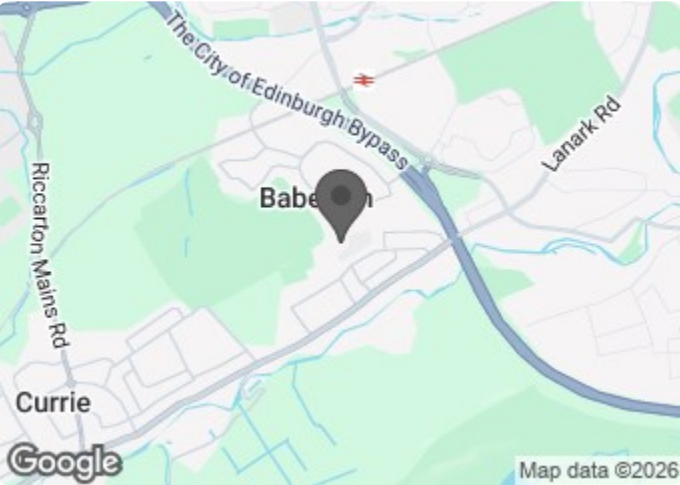
30 Merrilees Gate

50 Baberton Avenue, Juniper Green, EH14 5DU



Total floor area 81.4 sq.m. (876 sq.ft.) approx
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Council Tax Band: E



Energy Efficiency Rating		
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A	94	94
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland	EU Directive 2002/91/EC	



Offers over £340,000 Freehold

Generous first floor two bedroom retirement apartment located in the popular village of Juniper Green with local amenities and a regular bus service to the city centre and surrounding areas. Baberton golf club is located within a few minutes walking distance from the development, for the keen golfer.

Call us on 0345 556 4104 to find out more

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Merrilees Gate, 50 Baberton Avenue, Juniper Green, EH14 5DU

Summary

Merrilees Gate was purpose built by McCarthy & Stone to a high specification for retirement living. The development consists of 45 one and two-bedroom apartments for the over 60s. There is a House Manager on site and a 24-hour emergency call system provided via a personal pendant alarm and a call point in the hallway. The development has excellent facilities and includes a beautiful Homeowners lounge and kitchen which is well used and a great way to meet other neighbours for social activities and celebrations. There is a well equipped laundry room, private locker room, landscaped gardens with seating area and lift to all floors. Mobility scooter charging point available. There is a guest suite for visitors who wish to stay (nominal charges apply).

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

Merrilees Gate is situated in the former village of Juniper Green, which is now a popular residential suburb of Edinburgh running along the Pentland Hills, around six miles away from the centre of Edinburgh. Given Conservation Status in 1993, Juniper Green retains its village charm with a good selection of local shops and amenities just around the corner from Merrilees Gate. There is also a good choice of restaurants and cafés in the locality. Homeowners at Merrilees Gate can enjoy access to a range of leisure facilities, with tennis and bowling clubs nearby and of course Baberton Golf Club on the doorstep. The area offers some beautiful woodland walks along the Water of Leith through Colinton and Stockbridge, and onto Leith waterfront, where a further array of shops, restaurants and cafés can be found. Juniper Green is easily accessible from the Edinburgh city by-pass and there are frequent bus services to the city centre, making it easy to enjoy the delights of Scotland's capital all year round.

30 Merrilees Gate

Apartment 30 is located on the first floor nearby the lift and stairs with access to the communal facilities on offer, including the residents' lounge. There is a laundry room and locker room on the lower ground floor with separate access. There is an optional locker cupboard, subject to availability. The refuse store is located on this level.



Entrance Hall

Welcoming entrance hall with a walk-in storage/utility cupboard and a separate cloakroom cupboard. There is a 24-hour emergency response care-line and pull cord system including personal pendants alarms for peace of mind. The hall also features illuminated light switches, raised electric sockets throughout, a smoke detector, apartment security door entry system with intercom. Door leading to the bedrooms, living room and bathroom.

Living Room

Generous living room with Juliet balcony and pleasant view overlooking the well maintained garden grounds. The room accommodates a dining area and there is a feature fire surround with electric fire which creates a nice focal point. There are attractive light fittings, raised electric sockets, TV and phone point. A partial glazed door leads to the kitchen.

Kitchen

Well appointed fully fitted kitchen with tiled floor. Stainless steel sink with mono block lever tap. Built-in oven, ceramic hob with extractor hood and fitted integrated fridge, freezer, all high quality Neff appliances. Under pelmet lighting, raised electric sockets and a decorative roller blind.

Primary En-suite

Spacious double bedroom with Juliet balcony. The room can easily accommodate twin beds and benefits from a built-in wardrobe. There are attractive light fittings, ample raised electric sockets including a TV and phone socket.

The en-suite comprises of a walk-in shower, WC, electric heated towel rail, vanity unit with storage and mirror above.

Bedroom Two

A good sized double bedroom with ample room for bedroom furniture. There are plenty raised electric sockets including a TV and phone socket.

Bathroom

Easily maintained bathroom, tiled and fitted with suite comprising of a bath with overhead shower, WC, vanity unit with storage, sink and mirror above. Heated towel rail.

Inclusions & Notes

- Included: Carpets, curtains, blinds and integrated appliances.



2 Bed | Offers over £340,000

There are items of furniture available which can be included in the sale, under separate negotiation.

- Available: Superfast Fibre broadband is available.
- Mains water and electricity
- There is an electric underfloor heating system controlled by a programmer and a range of wall thermostats
- Mains drainage

Service Charge

Service Charge is £3799.17 per annum (£316.60 per month) for the year ending 31/8/26.

- 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
- The contingency fund covers the long-term maintenance of the development, including internal and external redecoration of the communal areas. There is a 1% contingency fee applicable upon Resale.
- Buildings insurance

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. To find out more about the service charge and contingency fee, please contact your Property Consultant or House Manager.

Residents 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.

