



**Flat 16 Jameson Gate, 3 Portobello High Street
Edinburgh, EH15 1DW**

A

"16/3 Jameson Gate is an immaculately presented one bedroom flat, forming part of an exclusive retirement development located in the highly desirable district of Portobello"

- SECURE DOOR ENTRY SYSTEM
- LIFT ACCESS
- ENTRANCE HALL
- LIVING ROOM
- BALCONY
- KITCHEN
- DOUBLE BEDROOM
- SHOWER ROOM
- RESIDENTS LOUNGE & ROOF TERRACE
- 24 HOUR TUNSTALL EMERGENCY SYSTEM
- GUEST SUITE
- RESIDENTS PARKING
- EXCELLENT LOCAL AMENITIES
- GREAT TRANSPORT LINKS





LOCATION

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 with shops such as Sainsbury's Local, Aldi, Scotmid, bars and eateries. Within easy reach there is an Asda Superstore and a wide selection of shopping at Fort Kinnaird Retail Park. 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.

Locally, there is a good range of Nurseries, Primary and High Schools. At further education level are Edinburgh College and Queen Margaret University campus. Leisure and recreational facilities are provided for by a Swim Centre & Turkish Baths, Sailing & Kayak Club and 5-a-side football pitches. Short distances away are outdoor bowling clubs and golf courses.

COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band D, however, please check with the local authority.

DESCRIPTION

Flat 16 Jameson Gate, 3 Portobello High Street is an immaculately presented one bedroom first floor flat forming part of an exclusive McCarthy & Stone retirement development, located in the highly popular district of Portobello.

Accessible by lift, via a secure door entry system, the accommodation comprises: entrance hall with deep cupboard off; welcoming sitting / dining room with access to balcony; well-equipped kitchen with integrated appliances; bright and spacious double bedroom with generous walk-in wardrobe and contemporary shower room with mains operated walk-in shower.

Further benefits include: electric heating; double glazing; 24 hour Tunstall emergency system; residents lounge and roof terrace; guest suite; residents parking; landscaped communal grounds; close to Portobello beach and promenade; excellent local amenities and transport links.

There is a factor fee of approx. £333 per month.

Criteria to live in the building is as follows: The age is 60 for a single owner and for partners, one has to be 60 and the other can be 55 and above. They do have some allowance if some one is 59 and pending 60.

EPC RATING

The energy efficiency rating for this property is band B

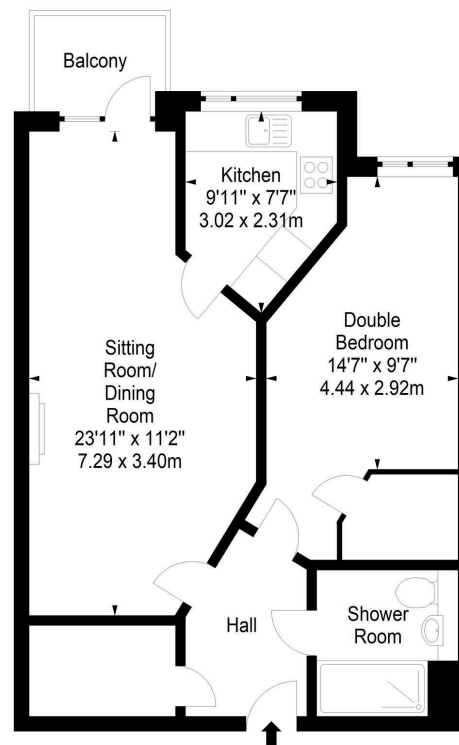
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Approx. Gross Internal Area
613 Sq Ft - 56.95 Sq M
For identification only. Not to scale.
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First Floor

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