



14 Merrilees Gate

50 Baberton Avenue, Juniper Green, Edinburgh, EH14 5DU

CALL US ON 0131 447 4747

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For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Secure shared entry.
- Stairs and lift access to upper and lower levels.
- Reception hall with excellent storage.
- Attractive and generously proportioned living/dining room with French doors leading to the patio area.
- Fitted kitchen with integrated appliances.
- Superb principal bedroom with French doors leading to the communal patio area.
- Walk-in wardrobe.
- Further good-sized double bedroom.
- Contemporary fitted wet room.
- Underfloor heating throughout.
- Double glazing.
- South-east-facing patio.
- Residents' parking available for a small annual charge.
- Beautifully maintained communal gardens.
- House manager.
- 24-hour Careline system.
- Lovely communal lounge.
- Social activities.
- Guest suite.
- Laundry room.
- Bike/scooter store.
- Locker room on the lower ground level, ideal for storing golf equipment.
- Short walk to Baberton Golf Course.



GENERAL DESCRIPTION

A fabulous ground floor flat forming part of a sought-after retirement development in the highly regarded Juniper Green district of the city. Perfectly positioned for access to an excellent range of local amenities, the property is also within easy reach of Edinburgh City Centre. Ideally suited to someone looking to downsize and enjoy life within a vibrant and well-maintained development

FACTORING NOTE

The development is factored by McCarthy & Stone, with an approximate monthly charge of £330. This covers the maintenance of all communal areas, the block buildings insurance, the house manager and the 24-hour Careline system. An annual charge of £250 applies for use of a car parking space in the resident's car park. Please note that residents must be aged 60 or over; where a couple is purchasing, one resident must be aged 60 or over and the other must be aged 55 or over.

COUNCIL TAX BAND
TRAIN STATION
AIRPORT
BUSES

E.
APPROXIMATELY 1.6 MILES TO WESTER HAILES TRAIN STATION.
APPROXIMATELY 6.6 MILES TO EDINBURGH AIRPORT.
WITHIN 200 METRES.

LOCATION

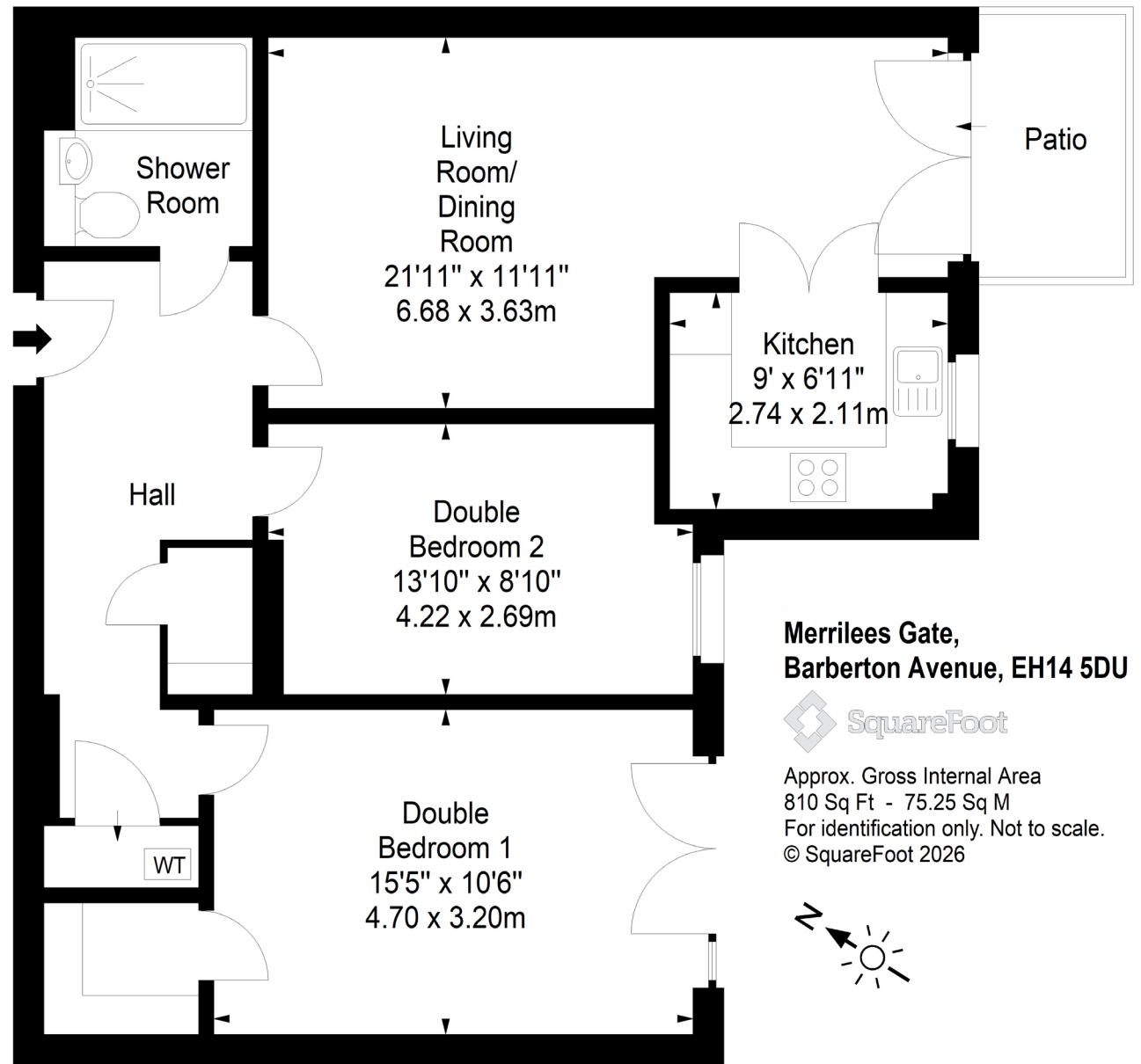
This luxury McCarthy Stone retirement development is situated in the popular village of Juniper Green, one of Edinburgh's highly regarded south-western suburbs. Enjoying an attractive setting beneath the Pentland Hills, Juniper Green is ideally placed for access to the city centre, the City Bypass, Edinburgh International Airport, the wider motorway network and the Forth Bridges. Regular bus services provide convenient links to the city centre and surrounding areas. The village offers a good range of everyday amenities, including a chemist, dentist, delicatessen/café, convenience store and Iceland food store, with further shopping available in nearby Currie and Colinton Village. For larger retail requirements, The Gyle and Hermiston Gait retail park are both within a short drive. Recreational and leisure facilities in the area include a nearby public park, Baberton Golf Club, the local bowling club and the cinema at Westside Plaza. Scenic walks can also be enjoyed in the Pentland Hills and along the Water of Leith Walkway and Cycle Path.

EXTRAS: ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS, CURTAIN POLES AND WINDOW BLINDS ARE INCLUDED IN THE SALE. KITCHEN APPLIANCES ARE ALSO INCLUDED, COMPRISING THE INTEGRATED HOB, OVEN, FRIDGE, FREEZER AND WASHER/DRYER. NO GUARANTEES WILL BE PROVIDED FOR ANY WHITE GOODS. SOME FURNITURE WITHIN THE PROPERTY MAY BE AVAILABLE BY SEPARATE NEGOTIATION.





**ENERGY PERFORMANCE
CERTIFICATE RATING C**



Ground Floor

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T: 0131 447 4747

WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.