Excellent

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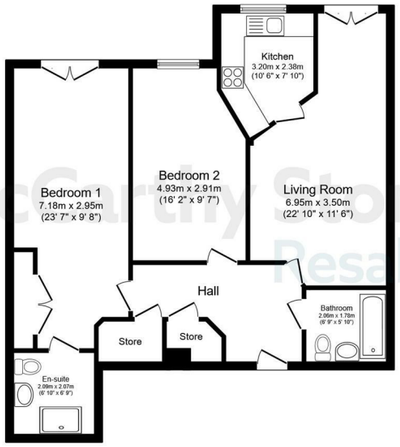
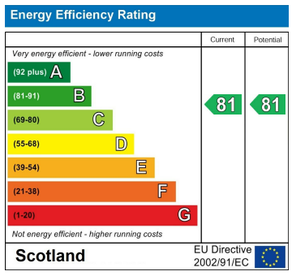
McCarthy & Stone
Resales.

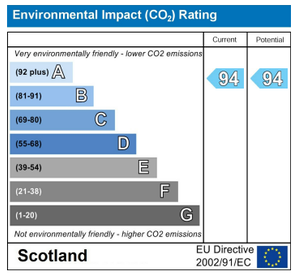


Total floor area 81.4 sq.m. (876 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com







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McCarthy & Stone Resales Limited
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Registered in England and Wales No. 10716544

The Property Ombudsman







30 Merrilees Gate

50 Baberton Avenue, Juniper Green, EH14 5DU

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 30 Merrilees Gate could be the ideal place for you. Contact our team to arrange an appointment to view.

Offers over £340,000
Freehold

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

Key Features

- First floor two bedroom retirement apartment
- Beautiful Residents' Lounge and kitchen facility
- House Manager Monday to Friday
- Social activities
- Guest Suite & Laundry Room
- Locker Room for golf storage
- Lift to all floors
- Local amenities close by
- 24 Hour emergency careline
- Attractive landscaped gardens and seating area

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

30 Merrilees Gate, Juniper Green

2 | 2 | Offers over £340,000

Merrilees Gate
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.

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.

Apartment Overview
Apartment 30 is located on the first floor nearby the lift and stairs with access to the communal facilities on offer. This well presented two-bedroom retirement apartment offers spacious accommodation with views over the attractive communal gardens. A welcoming entrance hall offers generous storage. For added peace of mind, the apartment is equipped with a 24-hour emergency call system, personal pendant alarm and secure door entry system. The living room is bright and inviting, featuring a Juliet balcony, fireplace with electric fire and ample space for both lounge and dining furniture. The fully fitted kitchen is well appointed with quality Neff integrated appliances including fridge and freezer and plenty worktop space. The principal bedroom is an excellent-sized double room with its own Juliet balcony, built-in wardrobe and space for twin beds if desired. The en-suite shower room comprises a walk-in shower, WC, vanity unit with storage, mirror and heated towel rail. A second spacious double bedroom offers plenty of room for additional bedroom furniture. Completing the accommodation is the contemporary bathroom, fitted with a bath and overhead shower, WC, vanity unit with storage, wash hand basin, mirror and heated towel rail.

Community Lifestyle
There is a vibrant community at Merrilees Gate, the communal lounge serves as the main hub for socialising and resident activities. A varied programme of regular events helps create a welcoming and friendly atmosphere. Activities include exercise classes on Monday mornings, Tea & Chat on Monday afternoons, chair exercises on Tuesdays, Rummikub on Wednesday afternoons, a Coffee Morning every Thursday and a monthly quiz or film night.

Baberton Golf Club is practically on your doorstep and welcomes visitors of all ages, experience or ability. You can also enjoy the clubhouse with catering and refreshments. Within Merrilees Gate there is a private locker room where you can store your clubs.

Facilities
The development offers 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).

Inclusions & Notes
• Included: Carpets, curtains, blinds and integrated appliances. 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 £333.67 per month, (per year £4,004.02) for the financial year ending 31/8/27.

• 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.

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.













