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Fixed Price

£260,000

50/25 Baberton Avenue

Juniper Green | Edinburgh | EH14 5DU

Situated on the first floor of the popular McCarthy & Stone Merrilees Gate development, this well presented apartment enjoys a peaceful position within the sought after village of Juniper Green. Residents have access to a range of communal facilities within the development, while the surrounding area offers a good selection of local amenities, convenient transport links and pleasant green spaces close by.

- 1 bedroom
- 1 public room
- 1 bathroom
- Lift
- Communal garden grounds
- EPC rating – B
- Council tax band – D



Description



Accessed via a secure communal entrance with stair or lift access, you enter a welcoming entrance hall with a deep storage cupboard. The generous lounge/dining room features an electric fire and full length windows opening onto a Juliet balcony, allowing plenty of natural light into the room and offering a pleasant outlook over the gardens. The kitchen is conveniently located off the lounge and is fitted with a range of wall and base units with co-ordinated worktops and tiled splashbacks. The good sized double bedroom has a spacious walk in wardrobe and additional storage cupboard, while the bathroom is fitted with a white suite, heated towel rail and rainfall shower over the bath. Further benefits include electric underfloor heating, double glazing and a video entryphone system.



This impressive, immaculately maintained development has a house manager available Monday to Friday, a 24 hour emergency careline, residents lounge with kitchen facilities, a guest suite, a laundry room and social activities. Please note residents must be 60 plus years of ages and if a couple one must be 60 plus years of age and the other 55 plus.

Extras

Included in the sale will be the electric oven and hob, and integrated washing machine, undercounter fridge and undercounter freezer, and the blinds in the kitchen and lounge.

Gardens & Parking

The property is set within beautifully maintained communal landscaped grounds, with pleasant courtyard seating areas for residents to enjoy. Residents' parking is available by application, subject to availability, at a cost of £250 per annum.

Factoring

The common areas in and around the development are maintained by McCarthy & Stone at a cost of approximately £220 per month and this also includes buildings insurance.

Viewing

By appointment through Neilsons (0131 625 2222).









Location

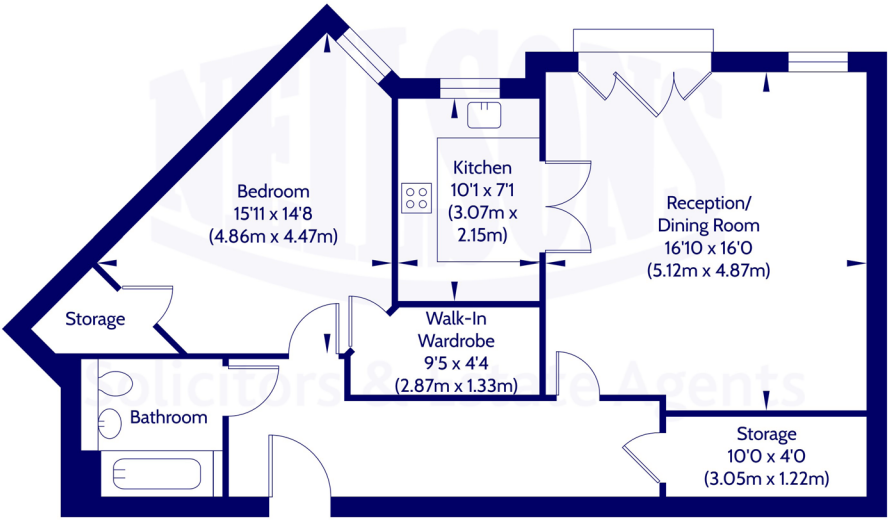
The historic mill village of Juniper Green lies to the south west of the city centre close to Currie and Balerno. The area has the City Bypass on hand, the nearby Curriehill Railway Station together with regular public transport serving the city centre. The area has a range of local retailers providing everyday requirements with many larger supermarkets close by including Sainsbury's at Inglis Green Road. The Gyle shopping centre and Hermiston Gait retail park are also within easy reach providing a further range of shops and services. Excellent leisure and recreational facilities are available locally including several golf courses, tennis courts, Craiglockhart Sports Centre, Pentlands Regional Park and walks along the Union Canal and the Water of Leith. The area is well placed for access to the national motorway network, the Queensferry Crossing and Edinburgh International Airport.





Approx. Gross Internal Floor Area 72 Sq M / 770 Sq Ft.

1st Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.

Scan the QR code or click here for the virtual 360 tour, floor plan and further information.

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For helpful, friendly, personal advice, get in touch.

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