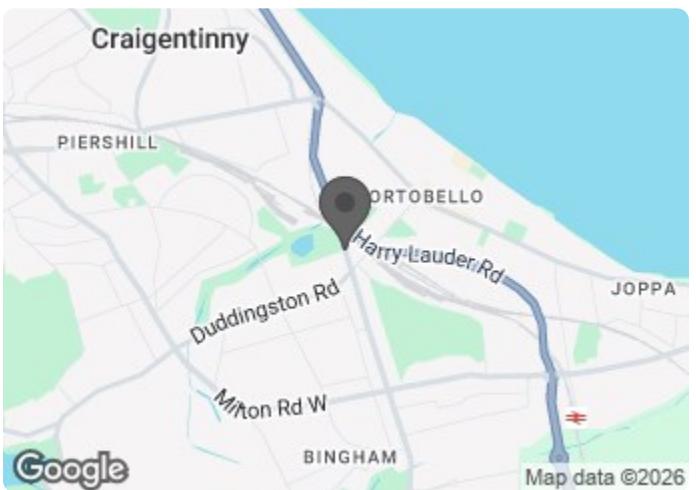


Floor Plan

Total floor area 58.6 sq.m. (631 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

Council Tax Band: D



Energy Efficiency Rating		Current	Potential
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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(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	

44 Clifton Mews

Baileyfield Road, Edinburgh, EH15 1NA



Offers over £235,000 Freehold

Superb large configuration one bed third floor retirement apartment, with pleasant views overlooking the attractive and well maintained grounds. Clifton Mews development is located in the coastal town of Portobello with superb amenities and easy access to Edinburgh.

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



Clifton Mews, Baileyfield Road, Edinburgh,

Summary

Clifton Mews was built by McCarthy & Stone for retirement living. The development consists of 47 one and two-bedroom retirement 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 with call points in the hall and shower room.

There is a secure entry intercom system for access to the development. The development includes a beautiful Homeowners lounge which is a great way to meet other neighbours for social gatherings and celebrations. There are attractive landscaped gardens including the Rose garden located to the rear of the development with seating areas.

There is a guest suite for visitors who wish to stay (additional charges apply). A car parking permit scheme applies for the private Homeowners car park. 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

Clifton Mews is situated in an enviable location in Portobello, a charming area some 4 miles to the east of Edinburgh City Centre, and best known for its white sandy beaches. Portobello High Street is within approximately 650m from Clifton Mews and offers a variety of boutique shops and services. This includes a choice of supermarkets, bank, bakery, fishmonger, post office, hairdresser, newsagents and a great choice of coffee shops and restaurants.

The beach and promenade are a further 320m and Fort Kinnaird and Ocean Terminal Shopping Centre's are only a short drive away. Good bus services run to and from the city centre and there is easy access to the city



bypass, which connects to Edinburgh Business Park, Edinburgh International Airport and the Central Scotland motorway network, and the A1. The development is also located opposite Frigate park, and there is a 9-hole golf course, and an outdoor bowling club within short distance.

Entrance Hall

Welcoming entrance hall with a large walk-in storage cupboard/airing cupboard. The 24-hour emergency care-line response with pull cords in the hall and shower room, for peace of mind. Handy illuminated light switches, smoke detector, apartment security door entry system with intercom are also located in the hall. Doors lead to the bedroom, living room and shower room.

Living Room

Bright and spacious L-shaped living room benefiting windows overlooking the well maintained grounds and communal car park. The recess area can accommodate a dining table and chairs or could be utilised as a snug with a sofa bed for guests. There is an attractive feature fire surround with electric fire creating a focal point of the room in addition to an attractive feature wall. Neutral fitted carpets throughout the living room, bedroom and hallway. There are plenty raised electric sockets, TV and phone points plus three light fittings. Part glazed panel door leads to a separate kitchen.

Kitchen

Well appointed fully fitted kitchen accessed off the lounge. There is a range of low and eye level units and drawers with a roll top work surface. Stainless steel sink with mono lever tap and drainer. Eye level oven, ceramic hob, cooker hood, integral fridge and freezer. Under pelmet lighting and floor level heater.

Bedroom One

Spacious double bedroom with a walk-in wardrobe with



1 Bed | Offers over £235,000

shelving hanging rails and storage space above. Ceiling lights, TV and phone point.

Shower Room

Fully tiled and fitted with suite comprising of walk-in level access shower with handrail, WC, vanity unit with sink and mirror above. Electric shaver point and heated towel rail. There is an emergency pull cord for peace of mind.

Inclusions

Carpets, curtains and integrated appliances.

Additional Info & Services

- Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

Service Charge

- 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
- 1% Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

Service charge for the year ending 31/8/2026 is £2460.65 per annum.

The service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about service charges please contact your Property Consultant or House Manager.

Private 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.

