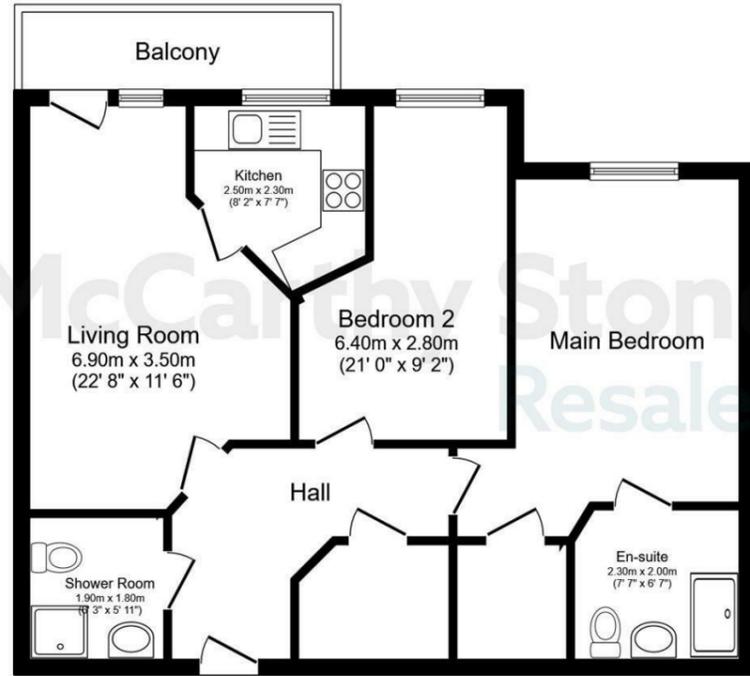


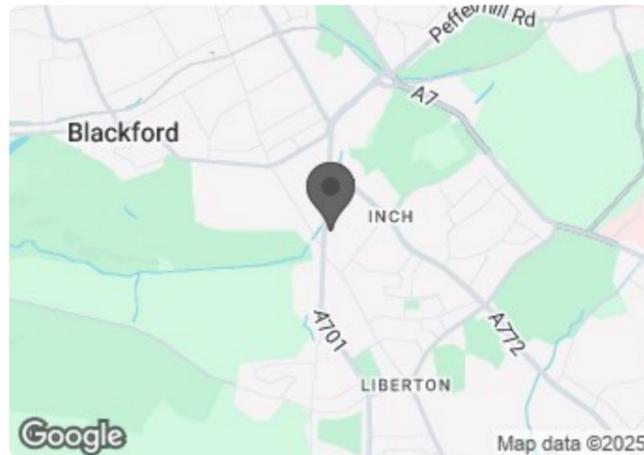
46 Braidburn Court

31 Liberton Road, Edinburgh, EH16 6AH



Total floor area 67.2 m<sup>2</sup> (724 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: E



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		71	77
	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
Scotland		67	69
	EU Directive 2002/91/EC		

Offers over £305,000 Freehold

New reduced price this generous two bed second floor retirement apartment with westerly facing balcony located within the sought after Braidburn Court, Edinburgh with excellent amenities, transport links and bus stops close by must be viewed.

Call us on 0345 556 4104 to find out more

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# Braidburn Court, 31 Liberton Road,

# 2 Bed | Offers over £305,000

## Local Area

Braidburn Court is situated in Liberton less than 3 miles from Edinburgh city centre with all amenities. Cameron Toll shopping centre is located less than half a mile away from Braidburn Court and offers a wide range of shops and services, including clothing, book and home ware stores, a pharmacy, opticians and supermarket. Regular bus services to the centre operate from directly outside the development.

## Summary

Braidburn Court was purpose built by McCarthy & Stone to a high specification for retirement living. The development consists of 50 one and two-bedroom retirement apartments for the over 60s with lift access to all floors. There is a House Manager on site and a Tunstall 24-hour emergency call system provided with call points in the shower room and hallway in addition to personal pendant alarms being provided. There is a Laundry facility and the development includes a beautifully presented residents' lounge, which is a great way to meet other neighbours for social get togethers and celebrations. You can also take advantage of the crafting room. The sun lounge with kitchen facility provides access to the roof terrace with panoramic views towards Salisbury Crags, Arthur's Seat and Craigmillar Castle. The attractive communal landscaped gardens are well maintained with court yard seating areas too. The private residents' car park also has a mobility scooter store as well as allocated parking. There is a guest suite for visitors who wish to stay (additional charges apply).

## Apartment 46

Apartment 46 with a west facing balcony overlooks the attractive garden grounds, Liberton road and elevated views towards Arthur's Seat. The apartment is freshly decorated and offers spacious accommodation comprising of the entrance hall, living room with feature

fireplace, contemporary fitted kitchen off living room, two good sized bedrooms with one en-suite and a separate shower room.

## Entrance Hall

Welcoming entrance hall with a generous walk-in storage cupboard/airing cupboard, illuminated light switches and smoke detector. The apartment benefits from the security door entry system and intercom with 24-hour emergency response pull cord with pendants provided. Doors lead to the bedrooms, living room and shower room.

## Living Room

Generous living room with access to the balcony with pleasant outlook. Feature fireplace and surround. There are attractive light fittings, ample raised electric sockets, TV and telephone points.

## Kitchen

Well appointed contemporary kitchen has everything you need including integrated fridge freezer, eye level oven, ceramic hob and cooker hood. There is a range of eye level units and drawers with a roll top work surface, stainless steel sink with mono lever tap and drainer.

## Bedroom with En-suite

Ideal sized double bedroom benefitting a generous walk in wardrobe and en-suite shower room, fully tiled and fitted with suite comprising of shower, WC, vanity unit with sink and mirror above.

## Bedroom Two

Second good sized bedroom with TV and phone point and a wall mounted electric panel heater.

## Shower Room

A separate shower room fully tiled and fitted with suite comprising of a spacious walk-in shower, WC, vanity unit with sink and mirror above.

## Additional Notes

- Inclusions: Fitted carpets, curtains and integrated appliances
- Broadband speed Fibre to the Cabinet Broadband up to 76 Mbps download speed and up to 15 Mbps upload speed
- Mains water and electricity
- Electric room heating
- Mains drainage

## Service Charge

- Onsite House Manager
- 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

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or House Manager. Current service charge for 2 bedroomed apartment until Aug 2026 is £3642.70 per annum. Monthly payment is £303.56.

## 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.

