



Total floor area 56.7 sq.m. (610 sq.ft.) approx

**Printed Contact Details...**

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Energy Efficiency Rating	
Very energy efficient - lower running costs	
(92 plus) A	85
(81-91) B	86
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
Scotland	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	78
(81-91) B	80
(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	EU Directive 2002/91/EC



**McCARTHY STONE**  
RESALES

There is an event fee which is applicable to the property upon sale, for further details please contact our Property Consultant. The Consumer Protection from Unfair Trading Regulations 2008 (CPR's). These details are produced for guidance purposes only and therefore complete accuracy cannot be guaranteed. If there is any particular point which is of importance to you, we recommend verification should be obtained. These details do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in the photographs are not necessarily included in the sale. Any interested Parties are advised to check availability and make an appointment to view before travelling to see a property to avoid any wasted time or travel costs.

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Superb large one bed apartment with generous balcony located within the sought after Braidburn Court, Edinburgh with excellent amenities, transport links and bus stops close by. The apartment is located to the rear of the development in an elevated position on the ground floor level. Early viewing recommended.

**PRICE REDUCTION  
OFFERS OVER £200,000 FREEHOLD**

For further details, please call **0345 556 4106**  
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# BRAIDBURN COURT, 31 LIBERTON ROAD,

**1 BED | OFFERS OVER £200,000**

## 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. 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. The Laundry facility is well used 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 enjoy the sun lounge with kitchen facility and 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).

## 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.

## 10 BRAIDBURN COURT

Superb large configuration one bed apartment with balcony situated to the rear of the property on the ground floor in an elevated position. Ideally placed for easy access to the communal facilities on offer. The apartment is located within the sought after Braidburn

Court and comprises of a generous living room, bedroom, kitchen, shower room and hallway. There are fitted carpets throughout the living room, bedroom and hallway. The heating provided is electric storage heating with off peak option. Early viewing recommended.

## ENTRANCE HALL

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

## LIVING ROOM

Spacious and bright benefiting from a balcony with southerly aspect to the enjoy the pleasant outlook with ample room for a patio table and chairs. The living room is partly carpeted with a laminate floored area, ideal for a dining area with table and chairs. The decor is neutral throughout and there is a wooden wall mounted shelving unit, three light fittings, ample raised electric sockets, TV and telephone points.

## KITCHEN

Well appointed contemporary kitchen which has everything you need including an integrated fridge freezer, eye level oven, ceramic hob, cooker hood and a free standing microwave. 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. There is a under pelmet lighting and a floor level heater.

## BEDROOM ONE

Ideal sized double bedroom with a generous walk-in wardrobe with hanging rails and shelving. There is plenty room to accommodate free standing bedroom

furniture. Fitted carpet, ample electric raised sockets, wall mounted electric radiotor plus TV and phone point.

## SHOWER ROOM

Fully tiled and fitted with suite comprising of a generous walk-in shower with grip rails, WC, vanity unit with sink and mirror above and an emergency pull cord for peace of mind.

## SERVICE CHARGE

- Onsite House Manager - Monday to Friday (Core Hours)
- Cleaning of communal and external 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
- Contingency fund (1% upon Resale)
- Buildings insurance (excludes Home 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.

## 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.

