



McCarthy & Stone  
RESALES

29 Merrilees Gate, Baberton Avenue, Juniper Green, EH14 5DU  
Offers over £240,000 FREEHOLD

For further details  
please call 0345 556 4104



# 29 Merrilees Gate, Baberton Avenue, Juniper Green, EH14 5DU

STUNNING FIRST FLOOR LARGE CONFIGURATION ONE BEDROOM RETIREMENT LIVING APARTMENT \* GENEROUS BALCONY WITH VIEWS OF THE PENTLAND HILLS, BABERTON GOLF COURSE AND BEYOND \* EARLY VIEWING RECOMMENDED

## Summary

Merrilees Gate was built by McCarthy & Stone to a high specification purpose built 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. The development has excellent facilities and includes a Homeowners lounge which is a great way to meet other neighbours for social activities and celebrations, laundry room, private locker room, landscaped gardens and lift to all floors. There is a guest suite for visitors who wish to stay (nominal charges apply).

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 located within Juniper Green, a popular residential suburb South West of Edinburgh running along the Pentland Hills, around six miles away from the centre of the city. 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 off 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.

## 29 Merrilees Gate

Spacious and bright larger configuration one bedroom apartment located to the front of the development on the first floor. Benefiting a walk out balcony running the length of the apartment with views over to the Pentland hills, Baberton Golf Course and beyond. There is under floor heating provided with thermostat controls.

## Entrance Hall

Welcoming entrance hall with walk-in storage cupboard/airing cupboard, further storage cupboard, illuminated light switches, smoke detector, apartment security door entry system with intercom. There is a 24 hour Tunstall emergency pull cord system located in the hall with personal pendants for peace of mind. Doors lead to the bedroom, lounge and shower room.

## Lounge

Generous lounge with French doors opening to a walk out balcony running full length to the front of the apartment with open outlook and views over to the Pentland hills, Baberton Golf Course and beyond. There is a fitted electric fire with feature surround, storage cupboard, two decorative ceiling lights, TV and telephone points and raised electric power sockets. Partially double glazed doors lead onto a separate kitchen.

## Kitchen

Contemporary fully fitted kitchen with tiled floor. Stainless steel sink with mono block lever tap. Built-in oven, ceramic hob with extractor hood, fitted integrated fridge, freezer, washing machine and dishwasher. Fitted roller blind and under pelmet lighting.

## Bedroom One

Spacious double bedroom benefiting from French doors providing plenty natural light with direct access to the balcony. Walk-in wardrobe with hanging rail and shelving, decorative ceiling lights, TV and phone point.

## Shower Room

Fully tiled and fitted with suite comprising of walk-in shower, WC, vanity unit with sink and mirror above and heated towel rail.

## Extras included in sale

Fitted carpets, light fittings, curtains and blinds.

## Service Charge

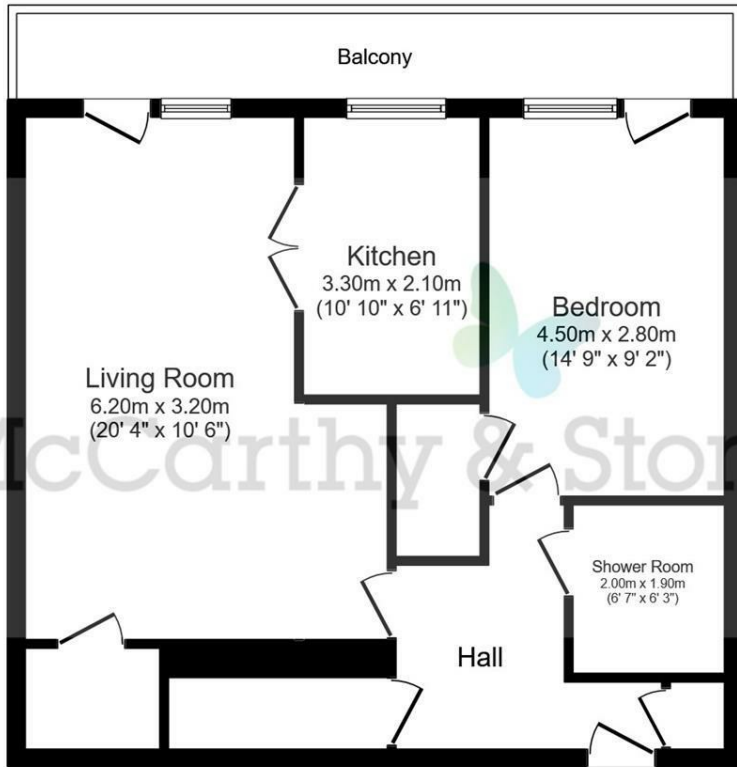
- Cleaning of communal windows
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

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

## Car 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.





**Floor Plan**

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). Plan produced for McCarthy & Stone. Powered by www.focalagent.com



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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	<b>81</b>	<b>83</b>
	EU Directive 2002/91/EC	
<b>Scotland</b>		

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.

**Please contact us if you require a larger print version**

**For further details, please call 0345 556 4104 or email [resales@mccarthyandstone.co.uk](mailto:resales@mccarthyandstone.co.uk)**

McCarthy & Stone Resales Limited | 0345 556 4104 | [www.mccarthyandstoneresales.co.uk](http://www.mccarthyandstoneresales.co.uk)  
 Registered Office: Fourth Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ  
 Registered in England and Wales No. 10716544





