



McCarthy & Stone
RESALES



2 Jameson Gate, 3 Portobello High Street, Edinburgh, EH15 1DW
Offers over £295,000 FREEHOLD

For further details
please call 0345 556 4104

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Superb CORNER POSITION GROUND FLOOR apartment with DUAL ASPECT located within the sought after MCCARTHY STONE JAMESON GATE development in the COASTAL TOWN of Portobello with excellent amenities closeby. EARLY VIEWING A MUST!

Summary

Jameson Gate was purpose built by McCarthy & Stone for retirement living and is available exclusively for those over 60 and features 20 one bedroom apartments and 22 two bedroom apartments. The luxurious and stylish complex also boasts landscaped gardens, a guest suite for visitors and a resident's lounge. The apartments are equipped with a 24-hour Tunstall emergency system, lifts to all floors and on-site private car parking. Residents can also enjoy the lovely bright sun room and roof terrace. The town itself is a hub of activity and also has excellent bus services with several routes heading to Edinburgh city centre and further afield. The McCarthy Stone development is also located on one of Portobello's main roads making it easily accessible by car from the coastal A199 and within easy access to the Edinburgh city bypass. 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

Jameson Gate is located in Portobello and a coastal suburb of Edinburgh, lying approximately 3 miles east of the city centre. Only a short walk from the development to the charming beach and promenade with an array of cafes, bars and restaurants to enjoy and soak up the atmosphere. There are excellent transport links with bus stops opposite the development offering a frequent bus service for Edinburgh and the surrounding areas. Leith is a just a few stops and Brunstane Train Station is a short drive with trains to Edinburgh, the Borders and beyond. There are excellent local amenities including Portobello swimming pool with gym and fitness studio, a Library, Bowling Club and plenty parks nearby. Aldi supermarket is located next door to the development with other supermarkets available in close proximity. The town is bustling with gift shops, cafes, bars and restaurants. The Fringe by the Sea event usually takes place in August during the Fringe festival with lots of entertainment available.

2 Jameson Gate

A superb corner position apartment located on the ground floor with dual aspect. The apartment comprises two bedrooms with one en-suite, a generous living room, kitchen, shower room and hallway with two walk-in storage cupboards. The apartment faces onto Portobello High Street in the hub of a bustling coastal town.

Entrance Hall

A welcoming and spacious entrance hall with two generous walk-in storage cupboards. There is an apartment security door entry system with intercom and a 24-hour Tunstall emergency response pull cord system also located in the en-suite and shower room. Pendants are also provided giving peace of mind. There are handy illuminated light switches, a smoke detector and doors leading to the bedrooms, living room and shower room.

Living Room

Well presented dual aspect living room with French doors and access to the patio area. The full length windows and doors provide plenty natural light. The generous living room with feature fire surround and electric fire creates a focal point and there is plenty room to fit in a dining table and chairs. There are attractive light fittings, ample electric sockets with TV and telephone points and the vertical blinds frame the windows.

Kitchen

Well appointed contemporary fitted kitchen with tiled floor, stainless steel sink with mono block lever tap, built-in oven, ceramic hob with extractor hood and fitted integrated fridge, freezer and washer/dryer. There is a floor level heater, under pelmet lighting and a cream roller blind frames the window.

Primary en-suite

Spacious bedroom benefiting an en-suite shower room comprising of a good sized walk in shower tray and screen, a grip rail, WC, vanity unit with illuminated mirror and heated towel rail. The walk-in wardrobe is well equipped with hanging rails, shelving and ample storage above. A fitted roller blind frames the window.

Bedroom Two

The second bedroom is spacious with a walk-in storage cupboard and ample room for free standing furniture. There are plenty electric sockets with TV and phone points and a neutral fitted roller blind. This space is versatile and may be utilised as an office, dining area or hobby room.

Shower Room

Partially tiled shower room with enclosure, comprising of a WC, vanity unit with illuminated mirror, heated towel rail and small wall mounted heater.

Extras

Fitted neutral carpets, integrated appliances and blinds are included in the sale. Other items may be available subject to negotiation.

Service Charge

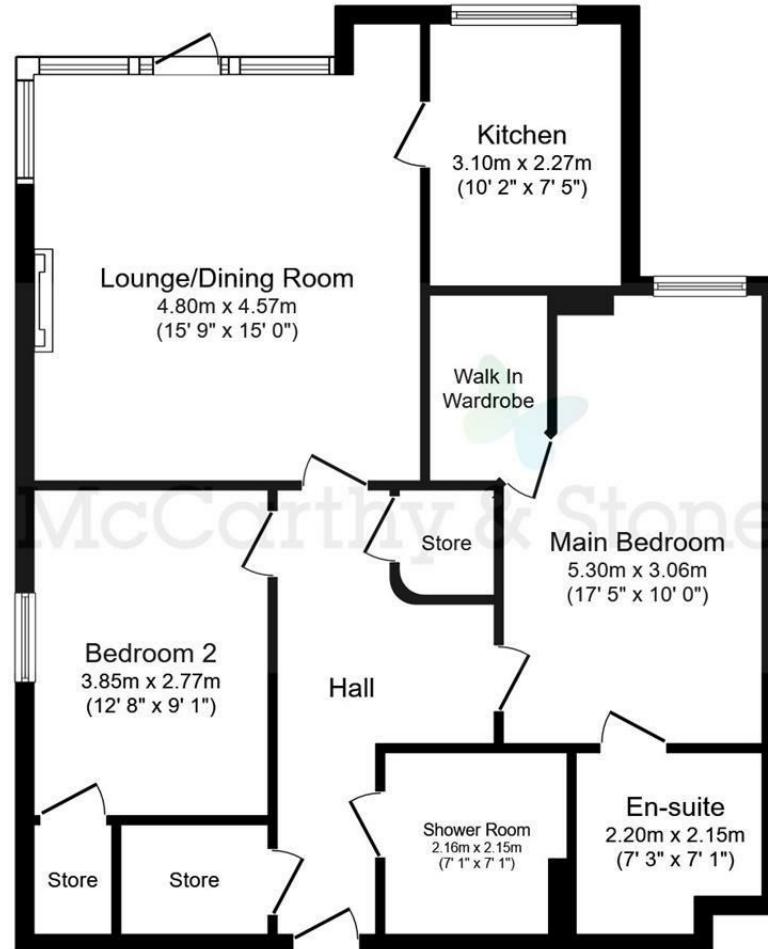
- Cleaning of communal areas, including internal and external windows
- Electricity, heating, lighting and power to communal areas
- 24-hour Tunstall emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including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

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.

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.





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Energy Efficiency Rating	
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 2002/91/EC

Environmental Impact (CO ₂) Rating	
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 2002/91/EC

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

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