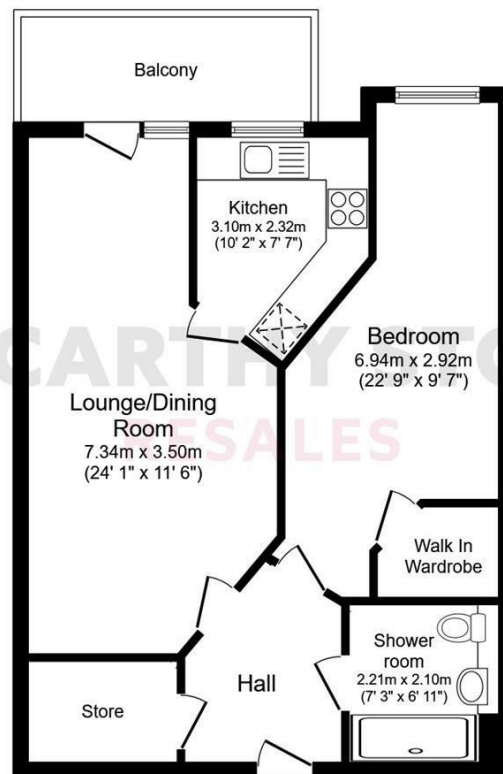


McCARTHY STONE RESALES

23 BRAIDBURN COURT

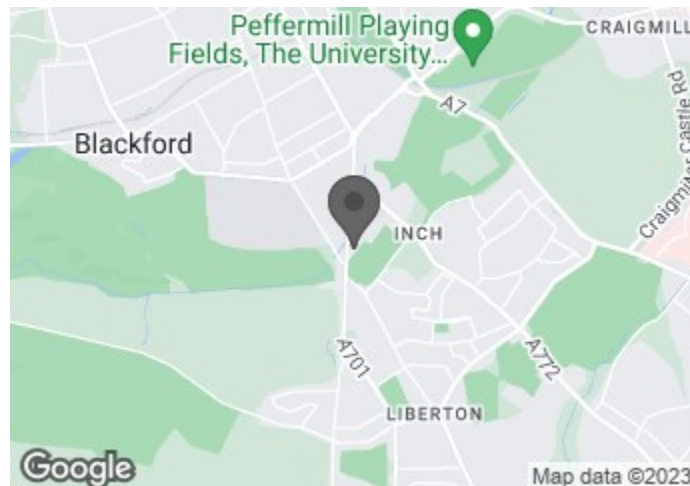
31 LIBERTON ROAD, EDINBURGH, EH16 6AH



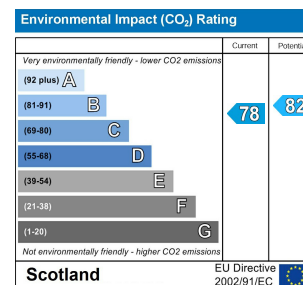
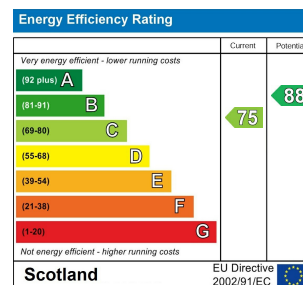
Printed Contact Details...

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

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COUNCIL TAX BAND: D

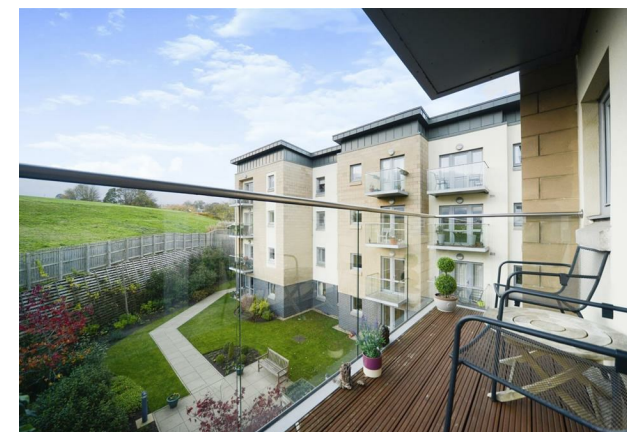


McCARTHY STONE RESALES

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Superb large one bed apartment with south facing balcony located within the sought after Braidburn Court, Edinburgh with excellent amenities, transport links and bus stops close by.

OFFERS OVER £210,000 FREEHOLD

For further details, please call **0345 556 4104**

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BRAIDBURN COURT, 31 LIBERTON ROAD,

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).

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.

23 BRAIDBURN COURT

Superb large configuration one bed apartment with balcony situated to the rear of Braidburn Court on the first floor. Ideally placed for easy access to the communal facilities on offer. The apartment comprises



of a generous living room, bedroom, kitchen, shower room. The heating provided includes electric storage with off peak option and there is an air filtration ventilation system installed. Early viewing recommended.

ENTRANCE HALL

Welcoming entrance hall with 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 emergency response pull cord and pendants are provided. Doors lead to the bedroom, living room and shower room.

LIVING ROOM

Spacious living room with built in electric log effect fireplace and feature surround, dining area and full length windows with French door giving access to the balcony with pleasant outlook. 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, drawers, work surface, stainless steel sink with mono lever tap and drainer. A decorative roller blind frames the window.

BEDROOM ONE

Ideal sized double bedroom with the added bonus of a generous walk in wardrobe with hanging rails and shelving. Plenty electric sockets, TV and phone point and a wall mounted panel heater.

SHOWER ROOM

Fully tiled and fitted with suite comprising of a spacious



1 BED | OFFERS OVER £210,000

walk-in shower with handrail, WC, vanity unit with sink and mirror above. There is an emergency pull cord for peace of mind.

INCLUSIONS

Carpets, curtains, blinds and integrated appliances.

SERVICE CHARGE

- Onsite House Manager covering Monday to Friday
- 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
- 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.

The service charge is £158.05 per month (£1896.61 per annum) for financial year end 31/08/2023

CONTINGENCY FUND

It is a specific fund kept in the development's own bank account. It is held in trust and used only on the maintenance of that development and cannot be accessed by McCarthy Stone for its own purposes. It is there to benefit all residents and is used to pay for the replacement of carpets and furniture in the shared areas as well as longer term repairs like roofs, window frames and lifts.

We believe it is the best way to protect residents from unexpected costs like a major refurbishment or structural repairs.

The service charge includes a small contribution to the contingency fund, but to keep it to a minimum, the fund is 'topped up' by a one-off charge of 1% of the resale price upon the sale of the apartment.

PARKING (PERMIT SCHEME) SUBJECT TO AVAILABILITY

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.

