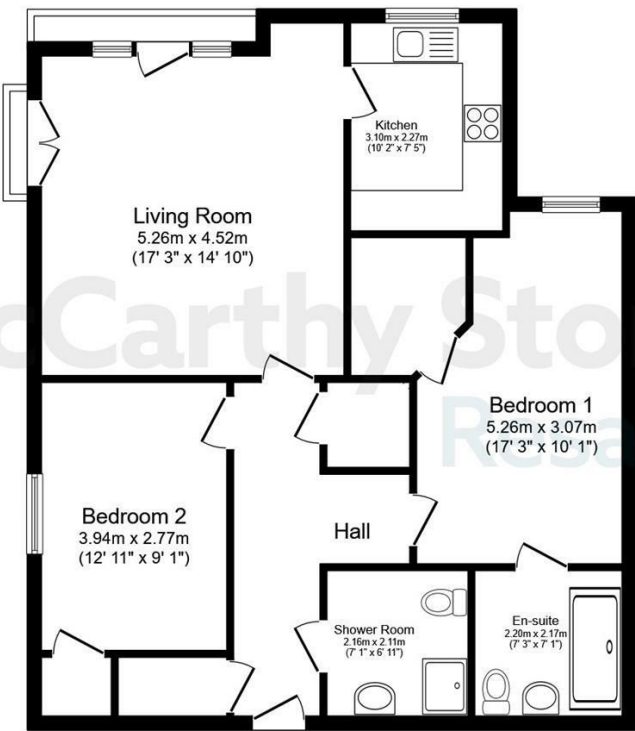


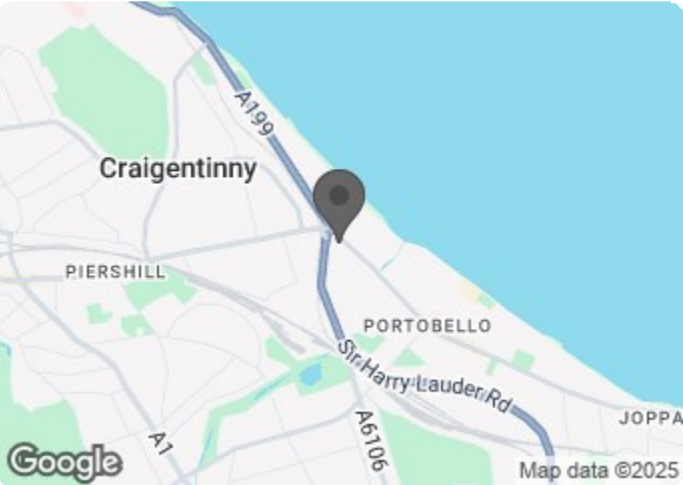
25 Jameson Gate

3 Portobello High Street, Edinburgh, EH15 1DW



Total floor area 83.0 sq.m. (893 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	84	87
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
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	78	81
EU Directive 2002/91/EC		

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Offers over £360,000 Freehold

** CLOSING DATE WED 7TH MAY 2025 AT 12 NOON** Superb corner position second floor two bed apartment with dual aspect and Juliette balconies, within a sought after retirement development. Jameson Gate is located in the coastal town of Portobello within walking distance to the beach and the vibrant hub of Portobello High Street with cafes, restaurants, independent shops and all that it has to offer.

Call us on 0345 556 4104 to find out more

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

Jameson Gate, 3 Portobello High Street,

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 residents' 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

The development is located in Portobello, 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 independent shops, 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 with Leith just a few stops away. 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 numerous parks nearby. Aldi supermarket is located next door to the development



with other supermarkets available in close proximity. The Fringe by the Sea event usually takes place in August during the Fringe festival with lots of entertainment available.

25 Jameson Gate

Located on the second floor overlooking the vibrant community hub of Portobello High Street. The accommodation comprises of a living room, kitchen, two bedrooms with one ensuite, shower room and ample storage.

Entrance Hall

Welcoming and spacious entrance hall with two generous walk-in storage cupboards. There is an apartment security door entry system with intercom and 24-hour emergency response pull cord system for peace of mind with additional cords in the shower rooms, pendants are also provided. Illuminated light switches, a smoke detector and doors leading to the bedrooms, living room and shower room.

Living Room

Lovely spacious and bright living room with dual aspect and Juliette balconies. There is ample room for a dining table and chairs. Plenty raised sockets, light fittings, TV and phone points and vertical blinds. Door leads to a separate kitchen.

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 dishwasher. Under pelmet lighting and roller blind.

Bedroom Ensuite

Generous primary bedroom with a walk-in wardrobe and an fully tiled ensuite, comprising a shower enclosure with grip rails, WC, vanity unit with illuminated mirror including storage and heated towel rail.



2 Bed | Offers over £360,000

Bedroom Two

Good sized double bedroom with plenty room for bedroom furniture and a handy storage cupboard.

Shower Room

A separate shower room with cubicle, WC, vanity unit with illuminated mirror above and a heated towel rail.

Inclusions & Additional Notes

- Included: Carpets, flooring, roller and vertical blinds. Integrated appliances.
- Available: Ultrafast full fibre broadband and Standard Broadband
- Mains water and electricity
- Electric room heating
- Mains drainage

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
- 1% Contingency fund (upon Resale) including internal and external redecoration of communal areas
- Buildings insurance
- WiFi available in the resident's lounge

Service Charge for the year ending 31/08/25 for a 2 bed is £3789.31 per annum / £315.78 per month. 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.

Residents 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.

