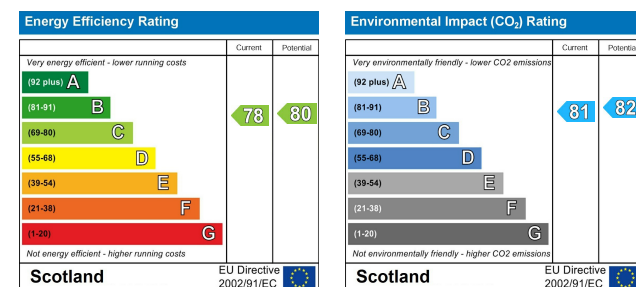


COUNCIL TAX BAND: E



McCARTHY STONE RESALES

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses.

The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms.

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McCARTHY STONE RESALES

28 MERRILEES GATE

50 BABERTON AVENUE, JUNIPER GREEN, EH14



Generous two bed apartment situated on the first floor with two Juliet balconies within a desirable retirement living development next to Baberton Golf Course.

OFFERS OVER £295,000 FREEHOLD

For further details, please call **0345 556 4104**
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MERRILEES GATE, BABERTON AVENUE,

SUMMARY

Merrilees Gate was built by McCarthy & Stone purpose built for retirement living. The development consists of 45 one and two-bedroom retirement 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 with call points in the bathroom.

The apartment features a fully fitted kitchen, two bedrooms with one en-suite shower room and a separate bathroom and ample storage. The development includes a Homeowners' lounge and landscaped gardens. There is a guest suite for visitors who wish to stay (additional charges apply). A car parking permit scheme applies, check with the House Manager for availability.

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 situated in the former village of Juniper Green is now a popular residential suburb 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 of 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.

ENTRANCE HALL

Welcoming entrance hall with two generous walk-in storage cupboard/airing cupboards. There are illuminated light switches, a smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall. The 24 hour careline provides peace of mind. Doors lead to the bedrooms, living room and bathroom.

LOUNGE

Feature fire with fitted electric fire. TV and telephone points. Two ceiling lights. Fitted carpets, raised electric power sockets. Partially double glazed doors lead onto a separate kitchen.

KITCHEN

Fully 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, under pelmet lighting and a fold away table.



2 BED | OFFERS OVER £295,000

BEDROOM ONE

Benefiting from a walk-in wardrobe. Ceiling lights, TV and phone point.

EN-SUITE SHOWER ROOM

Fully tiled and fitted with suite comprising of a generous shower enclosure. WC, vanity unit with sink and mirror above.

BEDROOM TWO

Spacious second bedroom with fitted wardrobe. Ceiling lights, TV and phone point.

BATHROOM

Fully tiled and fitted with suite comprising of a bath with overhead shower and screen, WC, vanity unit with sink and mirror above. Wall mounted heated towel rail.

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. Service Charge 22/23 is £2883.35 per annum £240.28 per month

CAR PARKING (PERMIT SCHEME)

Parking is by allocated space subject to availability. The fee is currently £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

