



Location

This luxury McCarthy and Stone one-bedroom retirement flat lies within the popular area of Juniper Green, less than 6 miles south west of Edinburgh City Centre.

The property is part of Merrilees Gate, a purpose built retirement development, and is situated on the edge of Baberton Golf Course within Juniper Green. The area is well served by local amenities including a chemist, dentist, delicatessen/cafe and an Iceland food store with further shops in the nearby Currie and Colinton Village. For more extensive shopping requirements, The Gyle and Hermiston Gait retail park are only a short drive away.

There are good transport links into Edinburgh with regular buses along Lanark Road, as well as road links to Edinburgh International Airport, the city bypass and M8/M9.

Lovely views are afforded across the nearby Pentland Hills and this area boasts a wide range of other green spaces such as Bloomiehall Park and the Water of Leith. There are also local bowling and tennis clubs, with Baberton Golf Club on the doorstep.

N.B. single residents must be aged 60 or over and as a couple the second resident must be 55 or over.

Home Report

Please visit: www.allingham.co.uk or www.espc.com

Price and Viewing

For current price and viewing details, please visit espc.com or www.allingham.co.uk or telephone Allingham & Co on 0131 447 9341.





Accommodation

Entrance hall with large storage cupboard

Well proportioned living room with views to Forth Bridges

Modern kitchen with extractor fan, ceramic hob, microwave, integrated electric oven/grill, fridge, freezer and washing machine/drier

Large, bright double bedroom with walk in wardrobe which has plenty of railed hanging space and shelving

Bathroom with large walk in shower, wash basin, WC vanity unit and heated towel rail

Electric underfloor heating throughout, double glazing and internal fire doors

Included in the sale are all the kitchen appliances, fitted floor coverings, furniture (purchased from Marks & Spencer), rise and recline armchair, settee, bed and curtains. All appliances are believed to be in good working order though their condition is not warranted

Additional facilities

- Lift to all floors
- Dedicated house manager
- 24-hour Careline emergency response pull cord and pendant
- Secure video entry system
- Ground floor communal lounge with kitchenette, hobby & locker room
- Laundry room and refuse centre
- Beautifully landscaped & maintained gardens
- Guest suite
- Residents' and guest parking

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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of any contract. Interested parties should instruct their agents to note interest with us.

Solicitors submitting offers are requested to use the current edition of the Scottish Standard Clauses (SSC). Please note that the Seller may give preference to offers submitted using the SSC. Successful offers received not using the SSC may be responded to by the deletion of the non standard clauses and replacement with SSC



Approx
55m²

