



50/1 Merrilees Gate, Baberton Avenue, Edinburgh, EH14

www.mcdougallmcqueen.co.uk



Rarely available, this fabulous one bedroom, bright and spacious ground floor retirement apartment offering excellent modern day living. The apartment forms part of an extremely attractive, purpose built development by McCarthy & Stone. The complex is situated on the edge of Baberton Golf Course within the popular village of Juniper Green with its range of local shops, cafes, restaurants and local amenities. This spacious and well-presented apartment has the benefit of a 24 hour emergency call system, house manager and communal facilities, stunning landscaped gardens along with residents permit parking. The property is presented to the market in immaculate order throughout, we would recommend an early viewing.

- Welcoming hallway with a useful walk in cupboard housing the fuse box and boiler with ample space for storage.
- Bright and spacious living/dining room with direct access to the pleasant patio area, double doors access the kitchen.
- Modern and well equipped kitchen with a good range of wall and base units along with integrated appliances.
- Double bedroom complimented by a walk in wardrobe, ample space for free standing furniture.
- Bathroom presented as a shower room comprising WC, wash hand

- basin with vanity storage, walk in shower unit.
- Underfloor heating.
- Double glazing.
- Communal garden areas.
- Residents permit parking.
- It is a condition of purchase that single occupants meet the requirement age of 60 years, if a couple, the second person must be over the age of 55 years.



Location

Set against a backdrop of the Pentland Hills and Water of Leith, the exclusive village of Juniper Green offers an enticing combination of village life and nearby city attractions. Surrounded by lush woodlands, and with rivers and reservoirs on your doorstep, it is hard to believe that Edinburgh city centre is only five miles away! Hugged by Balerno and Colinton, the area promises an outstanding quality of life and endless opportunities for maintaining an active, outdoor lifestyle. The range of leisure activities nearby includes tennis courts and a bowling green, as well as golfing at Baberton Golf Club or Dalmahoy Golf and Country Club, which also offers superb fine dining and spa facilities. Residents enjoy wonderful woodland walks along the Water of Leith. Juniper Green has retained a charming village atmosphere with an array of independent shops and local businesses, including a pharmacy, an optometrist, a florist, hair salons, cafes, pubs and takeaways. Juniper Green offers swift road links to Edinburgh City Bypass and into the city centre. The area is also served by excellent public transport, including frequent bus links and rail services between Edinburgh Waverley and Glasgow Central from nearby Curriehill station.

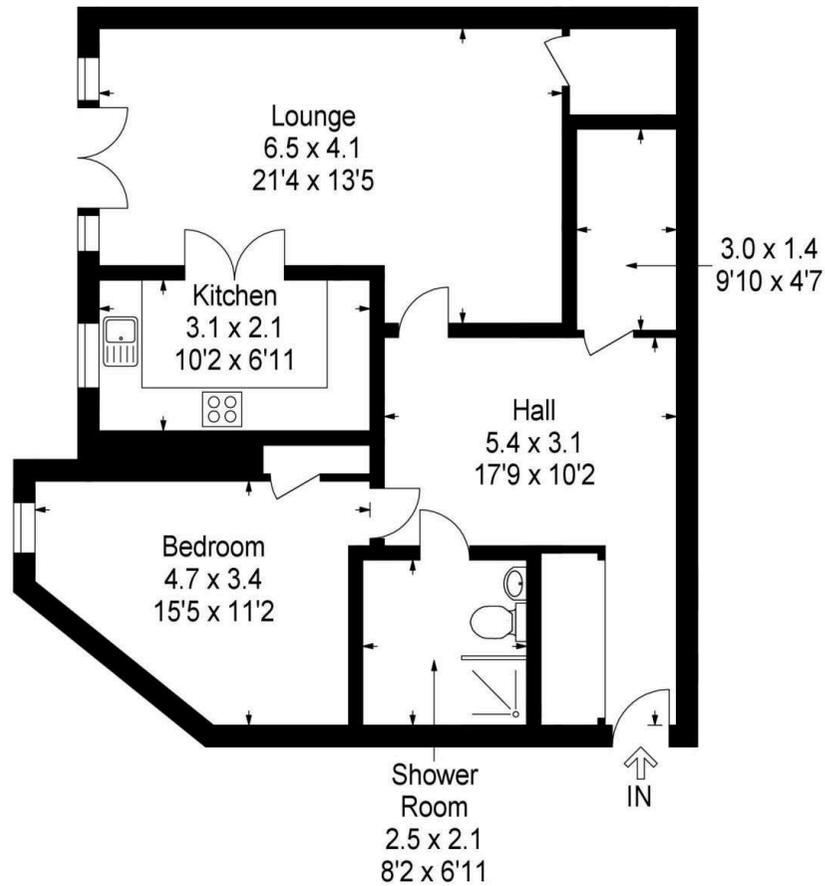
Extras

Included in the sale are the integrated kitchen appliances including washing machine/tumble dryer, fridge and freezer and dishwasher, fixtures & fittings and all floor coverings.

Price & Viewing

For price and viewing information or further details on this property please contact agent

EPC Band - D



This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)

© VistaBee 2022



Bruntsfield Office: 103-105 Bruntsfield Place | Edinburgh | EH10 4EQ T: 0131 228 1926 F: 0131 228 9193
 Penicuik Office: 20 High Street | Penicuik | EH26 8HW T: 0131 240 3818 F: 01968 676546

E: property@mcdougallmcqueen.co.uk
www.mcdougallmcqueen.co.uk

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

