



**45 Merrilees Gate, 50 Baberton Avenue,  
Juniper Green, Edinburgh, EH14 5DU**

**CALL US ON 0131 447 4747**

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For price and viewing information please visit [residential.gillespiemacandrew.co.uk](http://residential.gillespiemacandrew.co.uk) or call 0131 447 4747

- Shared secured entry.
- Stairs & lift to upper levels.
- Reception hall with excellent storage.
- Attractive living room/dining room with feature fire.
- Access to south west facing balcony.
- Stunning views.
- Double doors leading to kitchen with integrated NEFF appliances.
- Master bedroom with ensuite wet room & fitted wardrobes.
- Further good sized double bedroom with views.
- Spacious bathroom.
- Electric/underfloor heating.
- Mechanical heat ventilation recovery system.
- Double glazing.
- Well maintained communal grounds.
- Residents permit parking.
- House manager.
- 24 hour pull cord system.
- Residents' lounge.
- House manager.
- Private locker room.
- Guest suite.
- Laundry room.
- Unrestricted on-street parking.



## GENERAL DESCRIPTION

A fabulous top floor retirement flat situated in an exclusive development in the highly desirable Juniper Green district of the city, perfectly positioned for access to wide range of local amenities and a short journey to the south west end of the City Centre. The property boasts stunning views across Baberton Golf Course and to the Firth of Forth and Fife and is perfect for a retiree downsizing and looking to stay in the area.

### FACTORING NOTE

The property is factored by McCarthy & Stone at an approximate charge of £240 per calendar month. This covers the maintenance of all of the communal areas and also the block's building insurance. There is an additional fee of £250 per annum for a permit car parking scheme for which there is an allocated space. Owners must be over 60 or if in a couple the second person must over 55.

**COUNCIL TAX BAND:** E.  
**TRAIN STATION:** APPROXIMATELY 1.9 MILES TO CURRIEHILL TRAIN STATION.  
**AIRPORT:** APPROXIMATELY 7 MILES TO EDINBURGH AIRPORT.  
**BUSES:** WITHIN 300 METRES.

## LOCATION

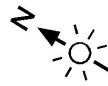
Set against a backdrop of the Pentland Hills and Water of Leith, the exclusive village of Juniper Green offers an enticing combination of village life and nearby city attractions. Surrounded by lush woodlands and with rivers and reservoirs on your doorstep, it is hard to believe that Edinburgh city centre is only five miles away! 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, restaurants and takeaways. Near to Currie, 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, plus golfing at Baberton Golf Club (on your doorstep) or Dalmahoy Golf and Country Club, which also offers superb fine dining and spa facilities. 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:

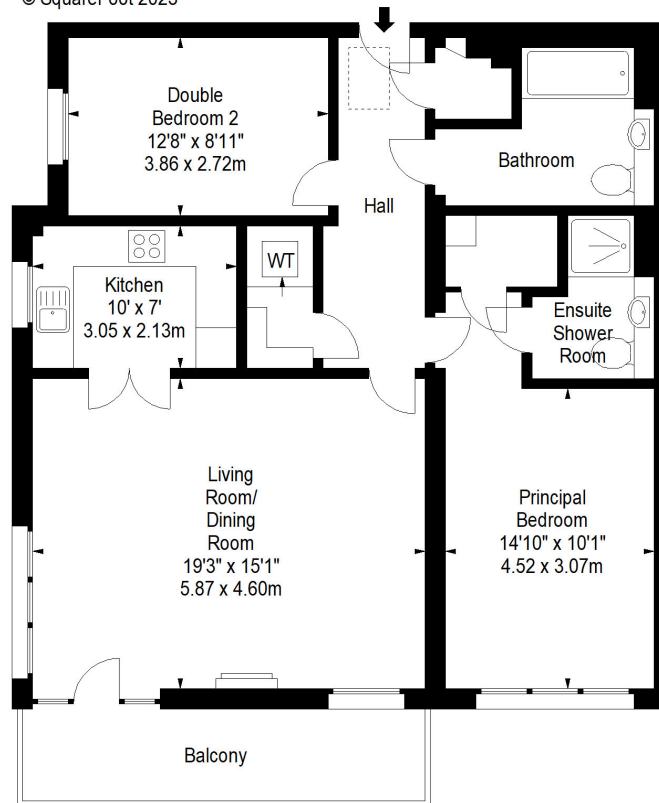
ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS, POLES AND WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, COOKER HOOD, FRIDGE, FREEZER, DISHWASHER AND WASHER/DRYER ALL NEFF APPLIANCES.



Barberton Avenue, EH14 5DU



Approx. Gross Internal Area  
963 Sq Ft - 89.46 Sq M  
For identification only. Not to scale.  
© SquareFoot 2023



Second Floor



ENERGY PERFORMANCE  
CERTIFICATE RATING C



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Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.