

Flat 34 Merrilees Gate, 50 Baberton Avenue, Edinburgh, EH14 5DU Offers Over £250,000

- Hallway with large storage cupboard
- Living/dining room with electric fireplace and open views over Edinburgh
- Kitchen fitted with a range of floor and wall mounted units, electric hob and oven and integrated appliances
- Large double bedroom with walk in wardrobe
- Fully tiled shower room with two-piece suite
- Electric underfloor central heating and double glazing throughout
- Communal living area and immaculate gardens
- Secure entry and level entrance and lift to all levels
- Careline system
- Residents unallocated parking



Second Floor Flat

Blair Cadell are delighted to bring to market this immaculate one bed flat in the highly regarded McCarthy and Stone Merrilees Gate retirement development. With stunning views open views over Edinburgh and superb communal facilities, the property must be viewed.

The accomodation comprises of a bright welcoming entrance hallway with a useful storage cupboard. Fantastic living/dining room with an electric fireplace and superb views over Edinburgh, Firth of Forth and Fife beyond making it the perfect place for relaxing. Kitchen fitted with a range of floor and wall mounted units, electric hob and oven and integrated appliances. Spacious double bedroom with a walk in wardrobe fitted with shelving and hanging rail. Immaculate fully tiled shower room with a two-piece suite and walk in shower for easy access. The property benefits from electric underfloor central heating and double glazing throughout. Fantastic communal living area and stunning gardens, Secure entry and lift access to all levels. There is a house manager and 24hr Careline System for peace of mind. Residents parking which is unallocated and offers a level entrance to the building. *No warranties given for systems or appliances*

Currie is located approximately 6 miles from the city centre which can be accessed by an excellent public transport service that runs close by and by rail from the local Curriehill rail station. The area has a number of shops for day to day requirements plus the Gyle Centre and Hermiston Gait are a short drive away offering a multitude of shops for all needs. Currie has excellent educational facilities with both primary and secondary schools nearby plus Heriot Watt University is a short drive away. Recreational facilities include golf courses such as Baberton, walks along the Water of Leith walkway, the local rugby and bowling club plus swift access to the Pentland Country Park perfect for the outdoor enthusiasts.

Viewing by appointment on 0131 337 1800

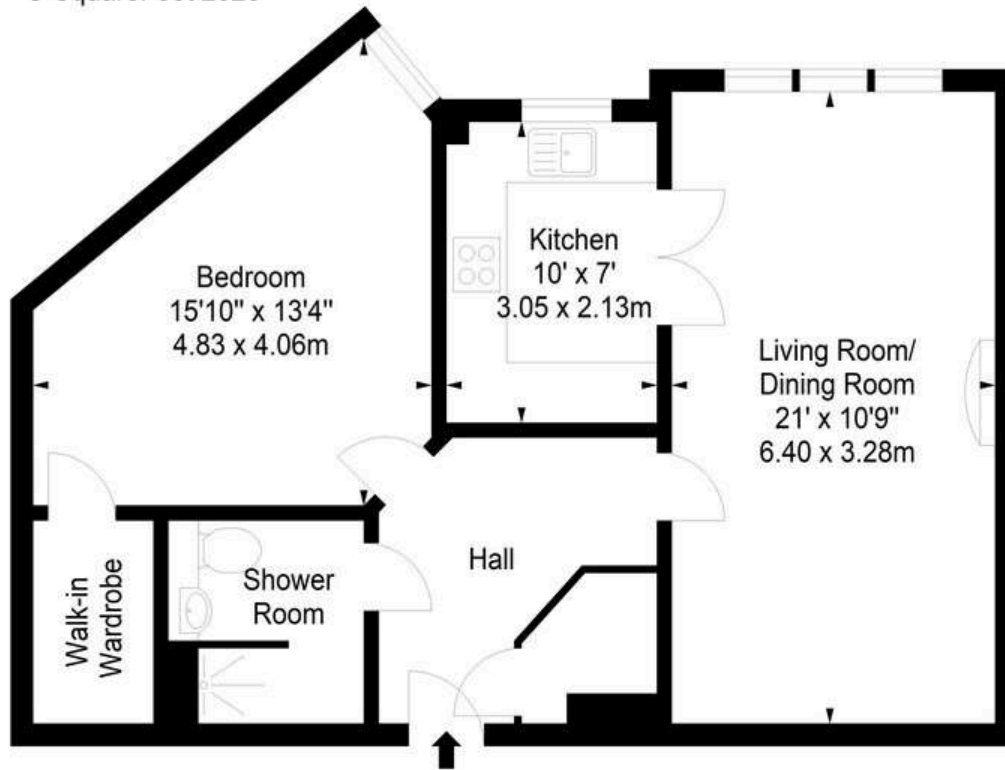




Merrilees Gate,
Baberton Avenue,
Juniper Green,
Midlothian, EH14 5DU



Approx. Gross Internal Area
635 Sq Ft - 58.99 Sq M
For identification only. Not to scale.
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Second Floor



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