



Solicitors & Estate Agents











Offers Over  
**£365,000**

# Flat 21 Merrilees Gait, 50 Baberton Avenue

Juniper Green | Edinburgh | EH14 5DU

A fantastic opportunity has arisen to purchase this impressive, rarely available two bedrooms first floor apartment, forming part of the McCarthy and Stone Merrilees Gate retirement development in the popular location of Juniper Green. The development benefits from a 24 hour emergency call system, house manager, communal facilities, stunning landscaped gardens along with residents permit parking.

-  2 Bedroom
-  1 Public Room
-  Lift & Stair Access
-  2 Bathrooms
-  Residents Parking
-  Communal Gardens
-  EPC Rating – B
-  Council Tax Band - E



## Description

In brief the accommodation comprises; secure entry system, stair and lift access, welcoming reception hallway with excellent storage facilities, light and airy reception/ dining room with electric fireplace and door accessing balcony with beautiful open views, stylish fitted kitchen with integrated appliances, spacious principal bedroom with walk-in wardrobe, en-suite shower room and access to balcony, good sized second double bedroom and contemporary bathroom with three-piece suite and shower over bath. Further benefits include double glazing, electric underfloor heating and good storage.



## Extras

All fitted floor coverings will be included in the sale together with the hob, Neff oven, integrated fridge, integrated freezer, and integrated washing machine.

## Gardens & Parking

There are well maintained communal gardens surrounding the development and residents parking.

## Factor

The development is managed by McCarthy & Stone for a monthly charge of approx. £305. This includes the maintenance of communal grounds, facilities, housing manager and building insurance. When you sell the property, 1% of the sale proceeds will go to the sinking fund at McCarthy & Stone.

## Viewing

By appointment through Neilsons 0131 625 2222.







## Location

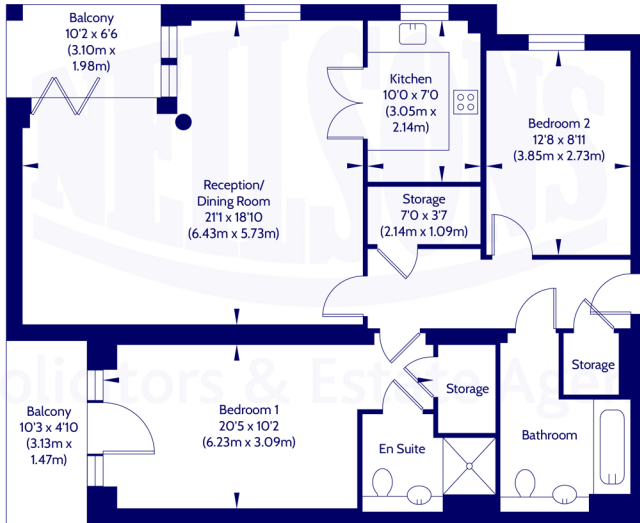
The historic mill village of Juniper Green lies to the south west of the city centre close to Currie and Balerno. The area has the City Bypass on hand, the nearby Curriehill Railway Station together with regular public transport serving the city centre. The area has a range of local retailers providing everyday requirements with many larger supermarkets close by including Sainsbury's at Inglis Green Road. The Gyle shopping centre and Hermiston Gait retail park are also within easy reach providing a further range of shops and services. Excellent leisure and recreational facilities are available locally including several golf courses, tennis courts, Craiglockhart Sports Centre, Pentlands Regional Park and walks along the Union Canal and the Water of Leith. The area is well placed for access to the national motorway network, the Queensferry Crossing and Edinburgh International Airport.





Approx. Gross Internal Floor Area 93.16 Sq M / 1003 Sq Ft.

### First Floor



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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