

Flat 48, 43 Baileyfield Road
Edinburgh, EH15 1NA

A

"Flat 48, 43 Baileyfield Road is one of two stunning penthouse apartments situated within an exclusive retirement development"

- SECURE DOOR ENTRY
- LIFT ACCESS
- HALLWAY
- LIVING ROOM
- KITCHEN
- MAIN BEDROOM WITH EN-SUITE BATHROOM
- BEDROOM TWO (DOUBLE)
- BATHROOM WITH SHOWER OVER BATH
- ELECTRIC HEATING
- DOUBLE GLAZING
- PRIVATE BALCONY
- ALLOCATED PARKING
- RESIDENTS LOUNGE
- LAUNDRY ROOM
- GUEST SUITE





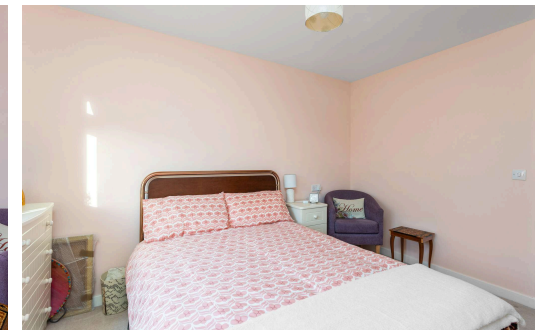
LOCATION

Portobello is a thriving and vibrant residential area located to the east of the city centre. The High Street has a varied range of services with shops such as Sainsbury's Local, Aldi, Scotmid, bars and eateries. Within easy reach there is an Asda Superstore and a wide selection of shopping at Fort Kinnaird Retail Park. The area is well served by regular bus routes into the city and to towns and villages down the East Coast. Brunstane railway station connects to the city centre and beyond. The link to the city bypass gives good access to the A1, Edinburgh Airport and the motorway network.

Leisure and recreational facilities are provided for by a Swim Centre & Turkish Baths, Sailing & Kayak Club and 5-a-side football pitches. Short distances away are outdoor bowling clubs and golf courses.

COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band E, however, please check with the local authority.



DESCRIPTION

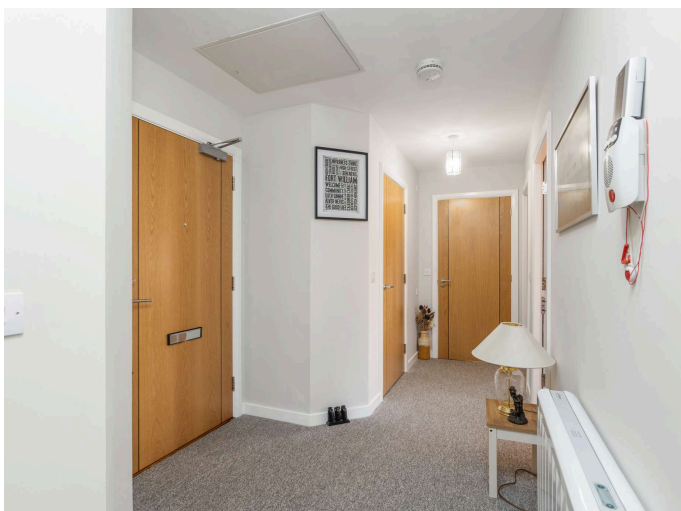
Baileyfield Road is a stunning penthouse apartment situated within an exclusive retirement development by McCarthy Stone, located in the highly desirable area of Portobello. Presented in excellent condition and of generous size - 90sq.m, this well-maintained home comprises: a welcoming hallway with three large storage cupboards off; spacious south-west facing living/dining room with direct access to the balcony, with fantastic views to Figgate Park; beautiful modern kitchen with integrated appliances and plenty of floor and wall-mounted storage; double bedroom 1 features a generous walk-in wardrobe, as well as en-suite wet room; double bedroom 2 and a fully tiled bathroom with shower over bath completes the accommodation on offer. The development has been designed to provide a secure and supportive environment, allowing residents to enjoy their independence while having peace of mind that assistance is available when needed. A House Manager oversees the development and a 24-hour call line service is provided. There is also a residents' lounge and a guest suite, which can be reserved for visiting family and friends. Additional benefits include well-maintained shared gardens, a communal laundry facility, residents' parking, double glazing, and electric heating. An age restriction applies: the primary resident must be at least 60 years old, with one resident of a couple being 60 and the other 55.

EPC RATING

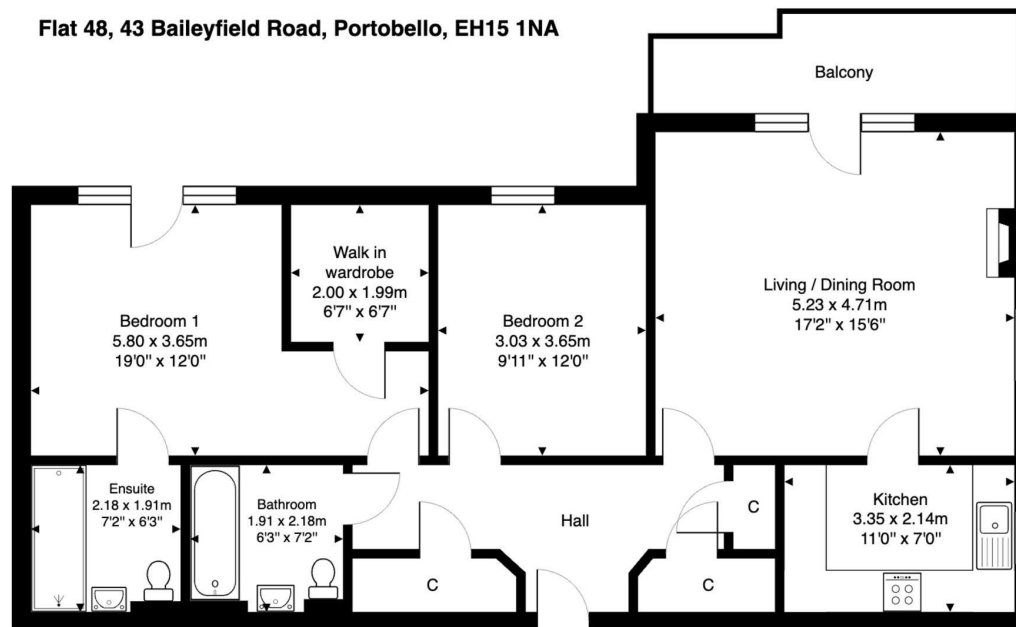
The energy efficiency rating for this property is band C.

Flat 48, 43 Baileyfield Road, Portobello, Edinburgh, EH15 1NA

Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.
 We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



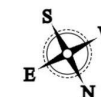
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Third Floor

Total Area: 90.6 m² ... 975 ft² (excluding balcony)

All measurements are approximate and for display purposes only.



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Disclaimer - These particulars do not form part of any contract or missive to be entered into with a prospective purchaser. All statements and measurements contained herein are believed to be correct but are not warranted or guaranteed. Intending purchasers must satisfy themselves as to the accuracy. No guarantee is given as to the working conditions of any appliance mentioned in these particulars. The photographs shown solely belong to Annan Solicitors and Estate Agents.
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