

# ALLINGHAM&CO

traditional values | modern practice

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espc

Flat 6, Merrilees Gate, 50 Baberton Avenue, JUNIPER GREEN, EH14 5DU  
1 RECEPTION | 2 BEDROOMS | 2 BATHROOMS | EPC: C

### Location

This luxury McCarthy and Stone two-bedroom retirement flat lies within the popular area of Juniper Green, less than 6 miles south west of Edinburgh City Centre.

The area is well served by local amenities including a range of shops and facilities located nearby. Hermiston Gait and the Gyle Shopping Centre are a short drive away.

There are good transport links into Edinburgh with regular buses along Lanark Road, as well as road links to Edinburgh International Airport, the city bypass and M8/M9.

Lovely views are afforded across the nearby Pentland Hills and this area boasts a wide range of other green spaces such as Bloomiehall Park and the Water of Leith. There are also local bowling and tennis clubs, with Baberton Golf Club on the doorstep.

### Additional facilities

- house manager
- 24-hour emergency response pull cord system and pendants
- communal lounge and hobby room
- guest suite
- shared laundry
- beautifully landscaped gardens
- residents' permit parking
- private locker room for golf equipment etc.
- bike/scooter store

### Home Report

Please visit: [www.allingham.co.uk](http://www.allingham.co.uk) or [www.espc.com](http://www.espc.com)

### Price and Viewing

For details, please visit [www.allingham.co.uk](http://www.allingham.co.uk) or [espc.com](http://espc.com) or call Allingham & Co on 0131 447 9341.





### Accommodation

The apartment is entered at ground level with easy access to the communal lounge and other facilities. The view through the windows is above street level due to the topography of the site.

The entrance hall has a secure entry-phone system, illuminated light switches and two large storage cupboards. Doors lead to the living/dining room (partially glazed), bedrooms and bathroom.

The living/dining room has a feature surround electric fire. The French doors have a Juliet balcony and provide plenty of natural light. Partially glazed doors lead to the kitchen.

The kitchen has a light décor and is fully fitted. The appliances are in very good condition and consist of a ceramic electric hob, extractor hood, electric wall oven, fridge, freezer and washing machine.

Bedroom 1 is bright and spacious with plenty of natural light from the French doors which have a Juliet balcony. There is a large built-in wardrobe and an en-suite shower wet room with a two-piece white suite, large walk-in shower, fitted units and heated towel rail.

Bedroom 2 is also of generous proportions giving flexibility to the accommodation usage.

The bathroom has a three-piece white bath suite with shower, fitted units and heated towel rail.



### Features

- Double glazing
- Underfloor heating
- The fitted neutral carpet is continuous throughout the hall, lounge and bedrooms.
- Doors are oak veneered.
- Electric power sockets are raised
- TV/Phone/internet points are in the lounge and both bedrooms.

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## ALLINGHAM & CO OFFICES

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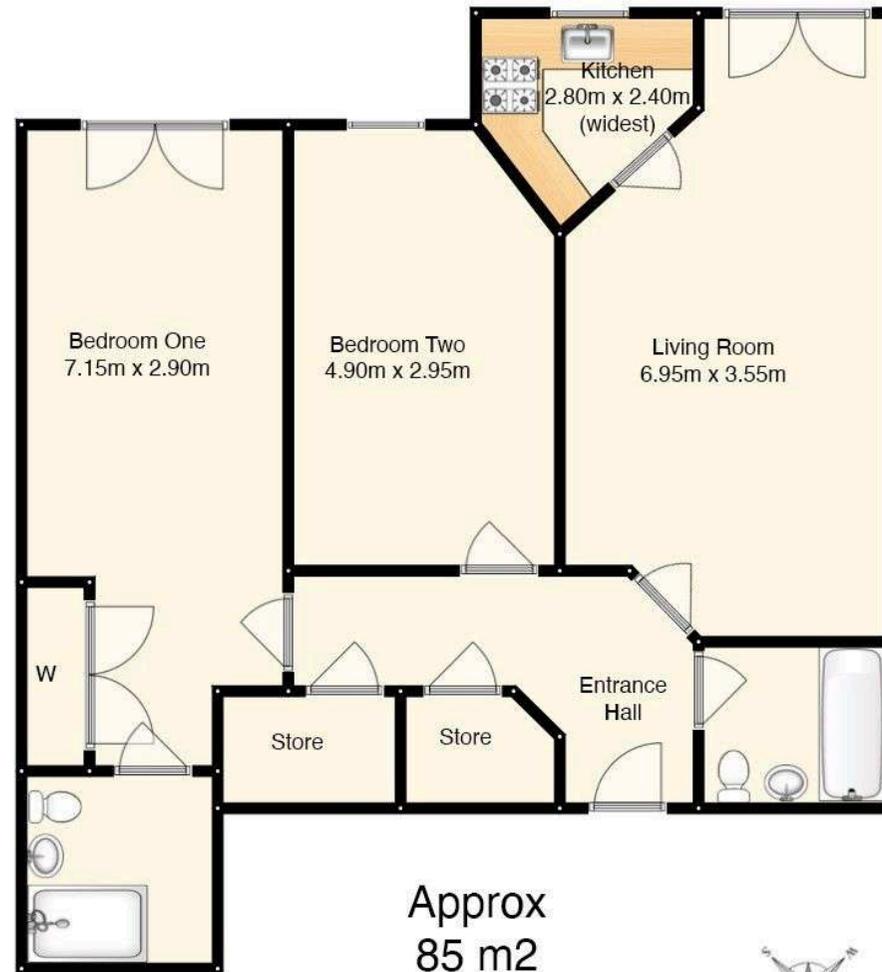
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Solicitors submitting offers are requested to use the current edition of the Scottish Standard Clauses (SSC). Please note that the Seller may give preference to offers submitted using the SSC. Successful offers received not using the SSC may be responded to by the deletion of the non standard clauses and replacement with SSC



Approx  
85 m<sup>2</sup>

