

Flat 40, "Merrilees Court", 50, Baberton
Avenue, Juniper Green, Edinburgh



This McCarthy & Stone RETIREMENT development is one of Edinburgh's most sought after of its type, largely due to its location on the south west fringes of the city, yet is most convenient for shops & buses.

Hall; Living/Dining room; Kitchen; Double Bedroom (walk-in wardrobe) & Shower room. Plenty of storage. Modern Electric Heating; Double Glazing; Lovely shared gardens; Residents Parking if required. High quality residents' facilities.

Viewing: call 07776 198 960 (agent).

Offers Over £249,000

Location

Baberton Avenue runs north off Juniper Green's main thoroughfare, Lanark Road (A70), which is a bustling street of shops & cafes; therefore busy but this of course has many advantages...not least lots of amenities on the doorstep! In addition, several bus services pass by and motorists can quickly access the by-pass and motorway network. Edinburgh city centre is only 15-20mins' by car, bus or taxi. The "village suburbs" of neighbours, Juniper Green Currie, Balerno & Colinton have a wealth of leisure facilities too- what a great place to live.

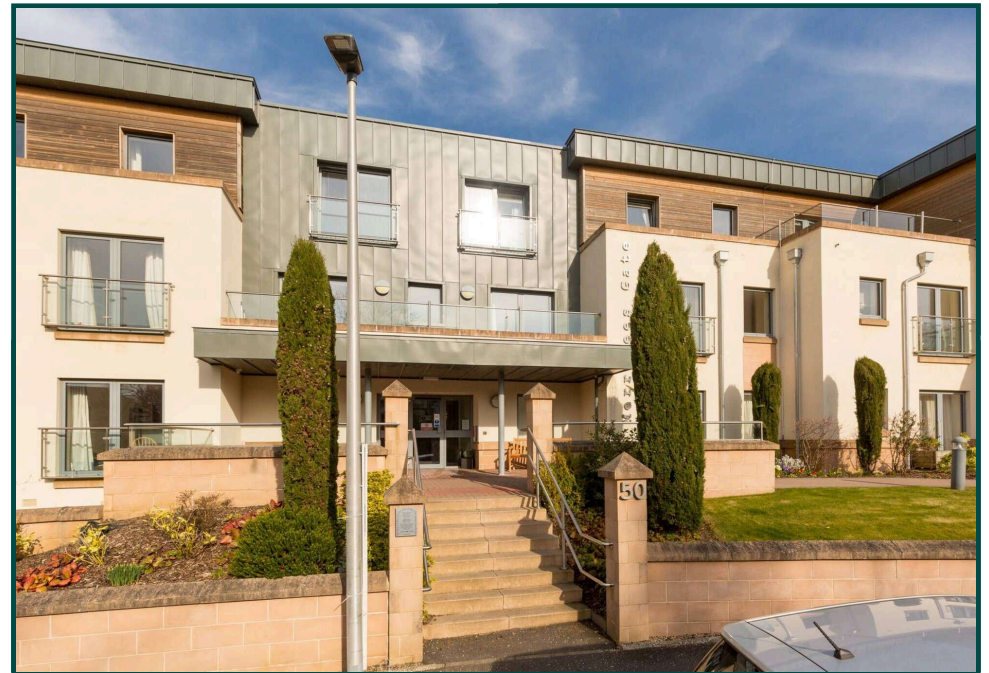
The Property

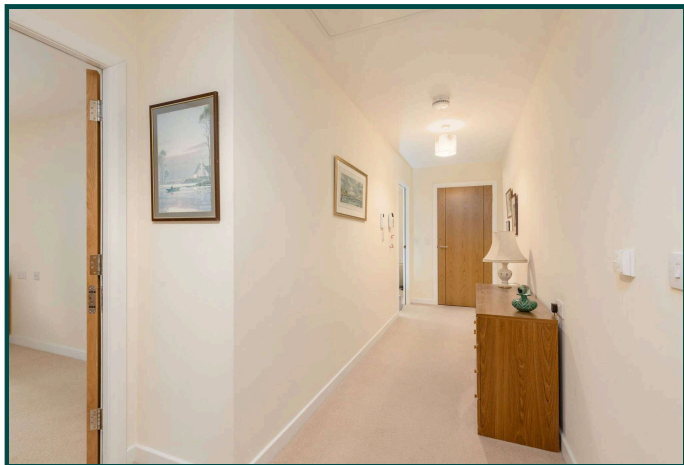
McCarthy & Stone are considered by many to be the foremost and most renowned developer specialising in the market sector of Retirement homes. "Merrilees Court" was constructed some 12 years ago and is a particularly fine example of their work exhibiting both robust building materials and design with an absolutely perfect location. The rooms in the apartment offer excellent space with the main public room big enough for lounging and dining, whilst the bedroom has lots of space. It is well worth noting the extensive storage the apartment offers. The outlook is splendid too, overlooking the grounds. The development offers use of a communal lounge; shared laundry and there's a part-time house/duty manager Monday-Friday. There is a 24 hour care line.

Home Report: A copy can be downloaded via the listing on [ESPC.com](https://www.espc.com)

Home Report Value: £260,000

Energy Performance Certificate: Rated "C"



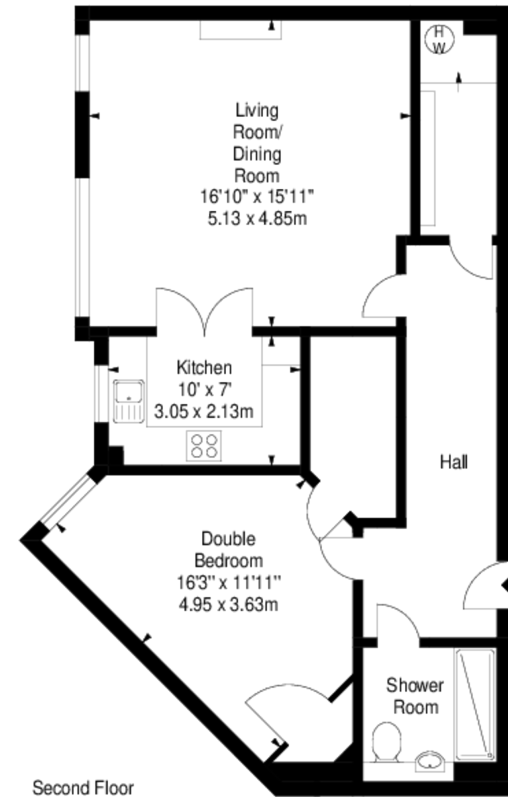




**Merilees Court,
Baberton Avenue,
Juniper Green,
Midlothian, EH14 5DU**



Approx. Gross Internal Area
788 Sq Ft - 73.21 Sq M
For identification only. Not to scale.
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Second Floor

GJ Hunter Solicitors
26 – 28 Meadowbank Terrace Edinburgh EH8 7AS
0131 661 3414

