



Location

This one-bedroom, 1st floor flat is situated within the luxury McCarthy Stone retirement development in the popular village of Juniper Green, a highly regarded area on the South West outskirts of Edinburgh.

Juniper Green enjoys a delightful setting nestled beneath the Pentland Hills and is ideally situated for access to both the city centre and city bypass which links with the major motorway network, Edinburgh International Airport and the Forth Bridges. A regular bus service provides access to the city centre and surrounding areas.

There are a range of local amenities to meet your daily needs including a chemist, dentist, delicatessen/cafe, a convenience store and an Iceland food store with further shops in the nearby Currie and Colinton Village. For more extensive shopping requirements, The Gyle and Hermiston Gait retail park are only a short drive away.

A variety of recreational and leisure facilities are available including a nearby public park, Baberton Golf Club on the doorstep, the local bowling club and cinema at Westside Plaza. Scenic country walks can be enjoyed in the Pentland Hills and along the Water of Leith Walkway and Cycle Path.

N.B. single residents must be aged 60 or over and as a couple the second resident must be 55 or over.

Home Report

Please visit: www.allingham.co.uk or www.espc.com



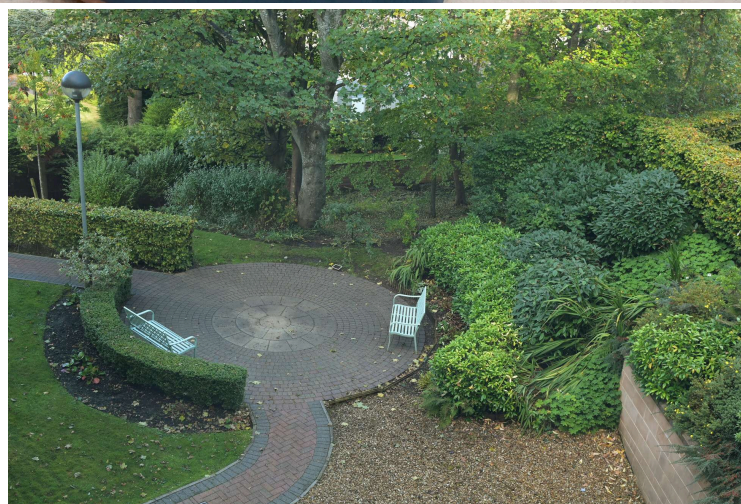


Accommodation

- Entrance hallway with large storage cupboard
- Bright living/dining room with Juliette balcony
- Fully fitted modern kitchen
- Double bedroom with walk in wardrobe space
- Shower room with large walk in shower, washbasin, vanity units and WC

Extra Features

- Spectacular views towards Edinburgh Castle
- Double glazing
- Electric under floor heating
- Secure entry system
- House manager
- 24-hour emergency response pull cord system and pendants
- Communal lift, lounge & laundry room
- Guest suite available for visitors
- Beautifully landscaped communal gardens
- Residents' permit parking for additional fee
- Private locker room for golf equipment etc.
- Bike/scooter store
- Monthly service charge of £222.44



Price and Viewing

For current price and viewing details, please visit espc.com or www.allingham.co.uk or telephone Allingham & Co on 0131 447 9341.

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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of any contract. Interested parties should instruct their agents to note interest with us.

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
72m²