



McCarthy & Stone

RESALES

LARGE ONE BED RETIREMENT LIVING APARTMENT

28 Clifton Mews, 43 Baileyfield Road, Edinburgh, EH15 1NA



Fixed Price £215,000 FREEHOLD

For further details, please call 0345 556 4104

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*****FIXED PRICE***** Excellent opportunity to purchase this SPACIOUS one bedroom retirement living apartment located on the SECOND FLOOR overlooking the attractive and well maintained COMMUNAL GARDEN (ROSE GARDEN) with seating area. Short walk to the COASTAL town of PORTOBELLO and all the superb amenities on offer.

Clifton Mews was built by McCarthy & Stone for retirement living. The development consists of 47 one and two-bedroom retirement apartments for the over 60s. There is a House Manager on site and a 24-hour emergency call system provided via a personal pendant alarm and with call points in the bathroom. There is a secure entry intercom system for access to the development. The development includes a beautiful Homeowners lounge which is a great way to meet other neighbours for social get togethers and celebrations. There are attractive landscaped gardens including the Rose garden located to the rear of the development. There is a guest suite for visitors who wish to stay (additional charges apply). A car parking permit scheme applies for the private Homeowners car park. It's a condition of purchase that all residents must meet the age requirements of 60 years, if a couple, one must meet the minimum age.

Local Area

Clifton Mews is situated in an enviable location in the coastal district of Portobello, a charming area some 4 miles to the east of Edinburgh City Centre and best known for its promenade walk and sandy beaches. Portobello High Street is located within a short walking distance from Clifton Mews offering a diverse range of shops, restaurants, and cafes. Other amenities include, health facilities, library, post office and for leisure, Portobello Swimming Baths. There is an excellent bus network serving Edinburgh city centre, East Lothian and other surrounding areas.

28 Clifton Mews

Located on the second floor apartment 28 comprises: Generous bedroom, lounge/dining room with separate kitchen located off the lounge with partially glazed door, shower room/wet room. Neutral fitted carpets in the entrance hall, bedroom and lounge.

Entrance Hall

Welcoming entrance hall with a good sized walk-in storage/airing cupboard. The hallway includes illuminated light switches, 24 hour Tunstall emergency response pull cord system and smoke detector. Secure door entry system and doors giving access to the shower room, lounge/dining room and bedroom.

Lounge Room

Spacious lounge with dining area overlooks the Rose garden and is beautiful in full bloom, some of the residents are keen gardeners and enjoy pottering and taking advantage of the courtyard seating area. The lounge benefits a Juliet balcony with French door and windows either side providing plenty natural light. There are ample electric raised sockets, TV and phone points and attractive light fittings. Partially glazed door which leads to a separate kitchen.

Kitchen

Well appointed kitchen with tiled floor has everything you need. Stainless steel sink with mono block lever taps, built-in oven, ceramic hob with extractor hood and fitted integrated fridge, freezer and under pelmet lighting.

Bedroom

Generous bedroom with matching fitted wardrobe, chest of drawer units and bedside cabinet to complete the set. Plenty electric sockets, light fittings, TV and phone point.



Shower Room

Fully tiled with anti-slip flooring, this well equipped shower room with suite comprises: walk-in shower with handrail, rainfall shower head and adjustable handheld shower head, WC, vanity unit with sink and mirror above, heated towel rail and small heater. There is also an emergency pull cord within easy reach for peace of mind.



Service Charge

- Cleaning of internal communal windows and all external windows
- Cleaning of communal areas
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance
- Communal laundry facility

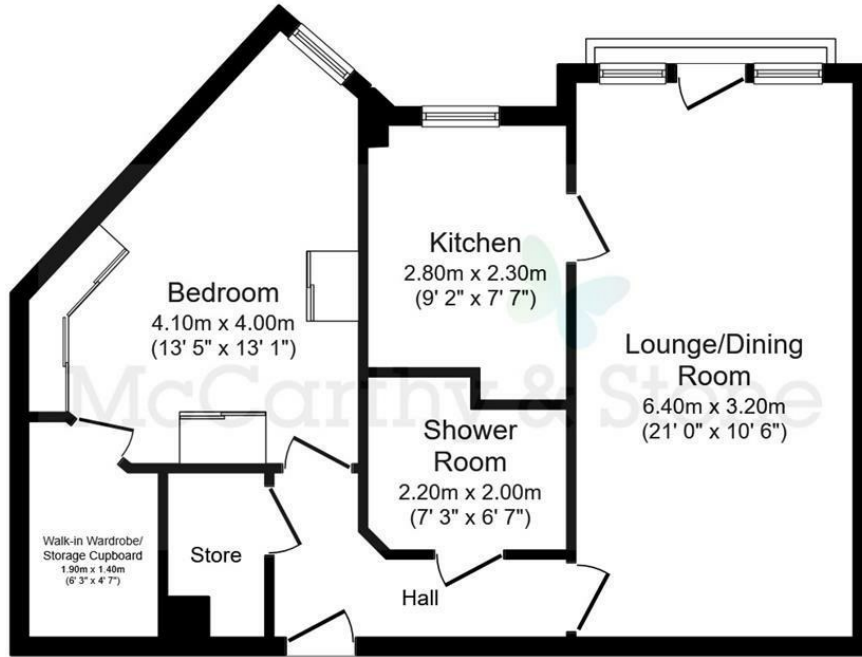
The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, 24-hour Tunstall emergency call system, heating and maintenance of all communal areas, exterior property maintenance and gardening. Find out more about service charges please contact your Property Consultant or House Manager.



Private Residents Parking (Permit)

Parking is by allocated space subject to availability. The fee is currently £250 per annum. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.





Floor Plan

Total floor area 57.0 sq. m. (614 sq. ft.) approx
 This plan is for illustration purposes only and may not be representative of the property.
 Plan not to scale.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		86	87
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B		81	83
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	

There is an event fee which is applicable to the property upon sale, for further details please contact our Property Consultant.

The Consumer Protection from Unfair Trading Regulations 2008 (CPR's)

These details are produced for guidance purposes only and therefore complete accuracy cannot be guaranteed. If there is any particular point which is of importance to you, we recommend verification should be obtained. These details do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in the photographs are not necessarily included in the sale. Any interested Parties are advised to check availability and make an appointment to view before travelling to see a property to avoid any wasted time or travel costs.

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