

# Flat 12, 50 Baberton Avenue

JUNIPER GREEN, EDINBURGH, EH14 5DU



*Spacious, two-bedroom, ground-floor apartment that includes two private patios and forms part of Merrilees Gate*



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McEwan Fraser is delighted to present this spacious, two-bedroom, ground-floor apartment that includes two private patios and forms part of Merrilees Gate, a purpose-built retirement development by McCarthy & Stone. The complex is situated on the edge of Baberton Golf Course within the popular village of Juniper Green with its range of local shops, cafes, restaurants, and local amenities. This spacious and well-presented apartment has the benefit of a 24-hour emergency call system, house manager and communal facilities, stunning landscaped gardens along with residents' permit parking.

# THE LIVING ROOM



Internal accommodation is focused on a spacious living room which has bi-fold doors opening onto the private patio. Bright and neutrally decorated, the living room has plenty of floor space for a large suite, dining table, and plenty of supporting furniture.

# THE KITCHEN



Double doors from the living room open into the kitchen which includes a full range of base and wall-mounted units and quality integrated appliances including NEFF induction hob and electric oven.





The master bedroom is a particularly spacious double with integrated wardrobes, an en-suite, and access to the second private patio. There is plenty of space for a full array of freestanding furniture. The attached en-suite is partially tiled and finished to an exacting standard. The second bedroom is a further large double.

The entrance hall includes two storage cupboards and also gives access to the master bathroom which is partially tiled and finished with a three-piece white suite including a shower over the bath.

## THE BATHROOM



# BEDROOM 1



a particularly spacious double with integrated wardrobes, an en-suite, and access to the second private patio



# BEDROOM 2



For extra warmth and comfort, the property enjoys electric under floor heating and double glazing. Internal viewing is highly recommended to appreciate the quality and proportions on offer with this lovely home.

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

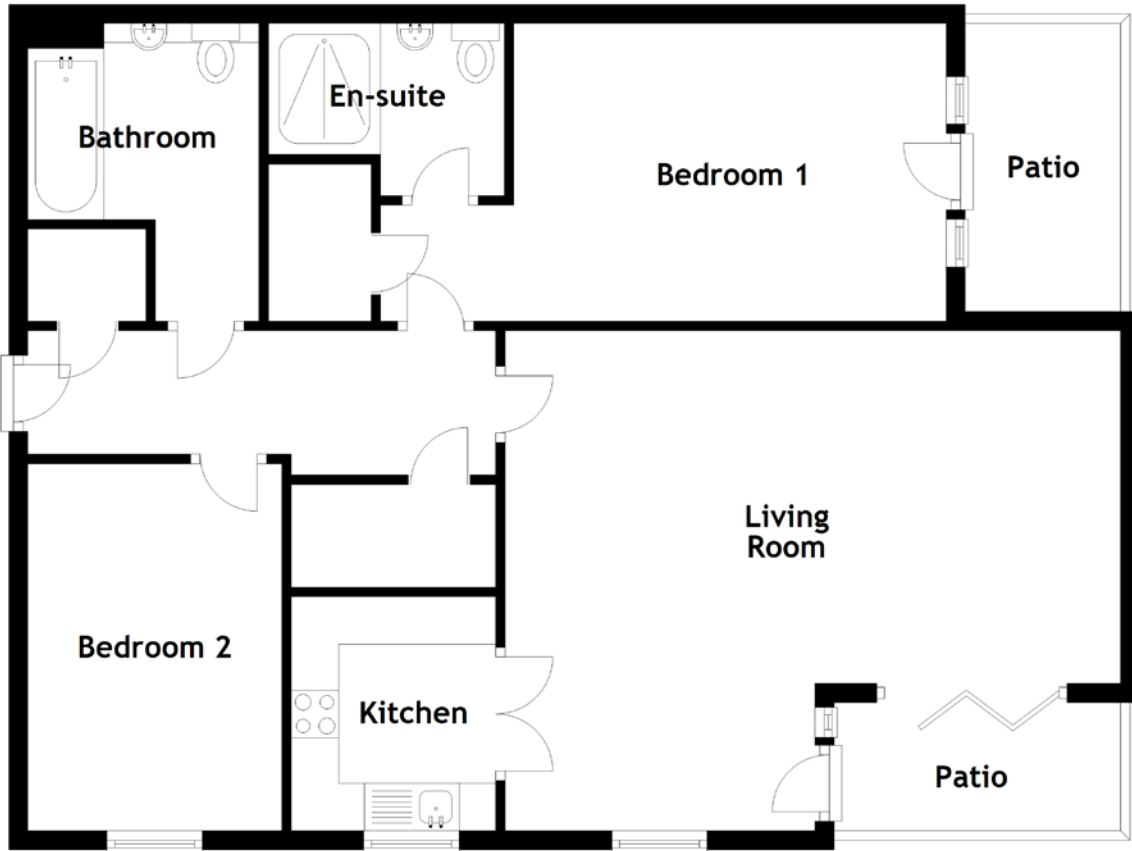
# EXTERNALS & VIEWS







# FLOOR PLAN, DIMENSIONS & MAP

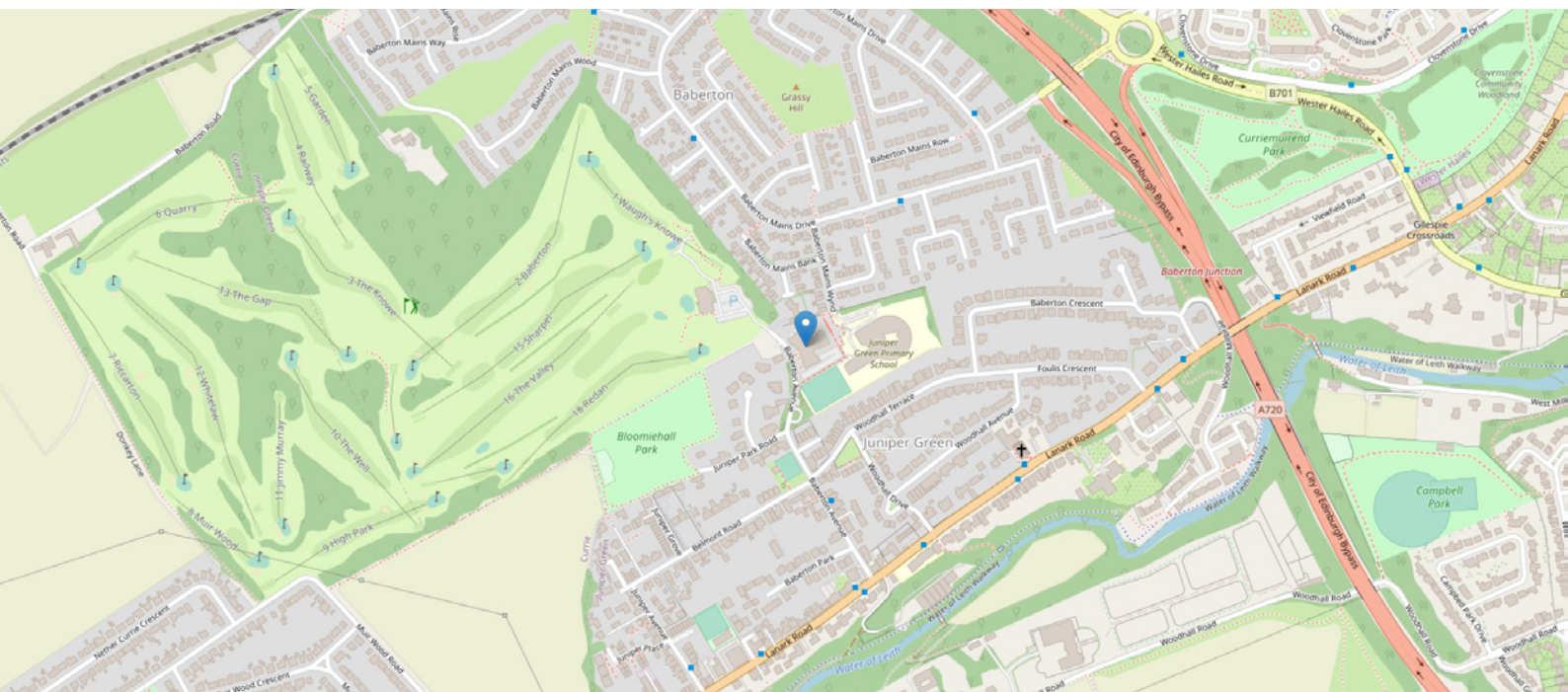


Approximate Dimensions  
(Taken from the widest point)

Living Room 6.47m (21'3") x 5.26m (17'3")  
 Kitchen 2.46m (8'1") x 2.15m (7'1")  
 Bathroom 3.13m (10'3") x 2.43m (8')

Bedroom 1 5.95m (19'6") x 3.10m (10'2")  
 En-suite 2.48m (8'2") x 1.81m (5'11")  
 Bedroom 2 3.86m (12'8") x 2.67m (8'9")

Gross internal floor area (m<sup>2</sup>): 88m<sup>2</sup>  
 EPC Rating: B



# THE LOCATION

Nestled on the banks of the picturesque Water of Leith at the foot of the majestic Pentland Hills, the exclusive village of Juniper Green offers an idyllic country feel just five miles from the city centre. Enveloped by dense woodland and luscious green fields, the area has retained a charming village atmosphere, affording residents a relaxed, laid-back lifestyle close to the hustle and bustle of the capital.





Given its favourable greenbelt location, Juniper Green is the perfect base for golf enthusiasts who will have their pick of renowned golf courses nearby including Baberton, Kingsknowe, and Swanston golf clubs. Juniper Green is well-served by local amenities including shops, cafés, pubs, a restaurant, and chemists, with more extensive shopping facilities available at nearby Hermiston Gait Retail Park and in neighbouring Colinton and Balerno. The area is ideally situated for commuting owing to the proximity of Edinburgh City Bypass and the M8/M9 motorway networks, as well as convenient public transport links into the city centre and beyond.



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