



Flat 43 Braidburn Court,
31 Liberton Road
Edinburgh
EH16 6AH



2nd Floor Retirement
Flat



accommodation

- Entrance hall
- Sitting room / dining room
- Fitted kitchen
- Double bedroom
- Bathroom
- Balcony
- Guest Bedroom Suite
- Residents parking

features

- Electric heating
- Double glazing
- Security entry phone system
- Residents House Manager
- Residents Lounge
- Residents Sun Room & roof terrace
- Residents Hobby Room
- Communal Laundry room
- Communal gardens
- Lift access

description

The property is a beautifully-decorated second (top) floor flat, with private balcony in an outstanding, well-managed McCarthy and Stone retirement complex. There is a lift, manager (on-site 5 days a week 9am-3pm), residents' lounge with adjoining kitchen, hobby room, communal laundry room, refuse disposal facility, visitors' suite (bookable in advance: current charge approx. £25 per night and sun room on the top floor with kitchen facilities leading to a generous, paved roof terrace. There is a w.c. on ground and 2nd floors.

The entrance hall offers a large walk in storage cupboard housing the hot water tank, whilst the bright sittingroom French doors to a private balcony, fitted kitchen, with ceramic tiled floor and is well-fitted with range of modern wall and base units, worktops with tiled splashbacks and comes complete with an electric ceramic hob, eye-level electric fan oven with grill, stainless steel cooker hood, fridge and freezer. The good-sized bedroom has a dressing area by the window and a large walk-in wardrobe and the fully tiled showerroom offers a large walk-in shower with glazed screen, a fitted wall mirror with striplight and shaver socket and a storage cupboard under the sink.

ELIGIBILITY

One resident must be over 60 and the other over no less than 55. Pets are allowed, but not in the public spaces, lift or garden.

The development is managed by McCarthy & Stone and a payment of approximately £200 per month is payable and includes buildings insurance.



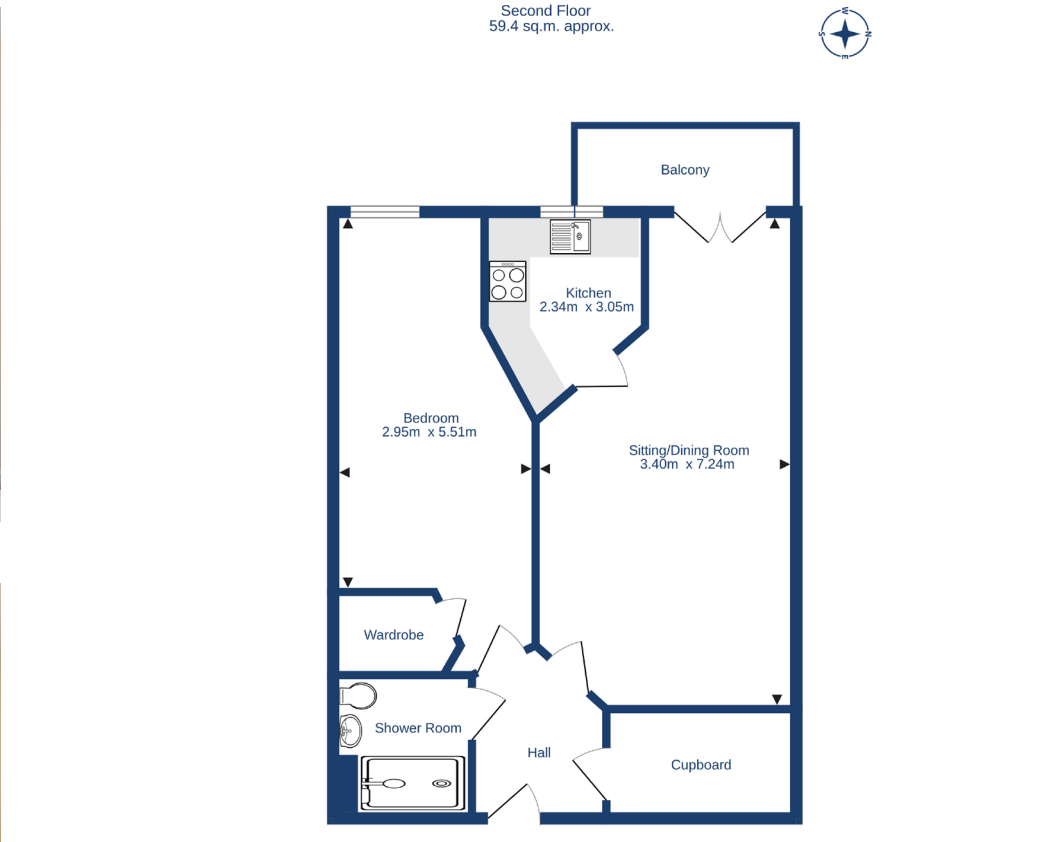
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Home Report
Value: £230,000

Items to be included in the sale price:
Fitted flooring, ceiling light fittings, kitchen appliances.





espc CHARTERED FIRM

TOTAL FLOOR AREA: 59.4 sq.m. approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, corridors, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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