



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

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

## 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.



EPC:  
B



Home Report  
Value: £230,000

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



