



18 Clifton Mews,  
43 Baileyfield Road  
Edinburgh  
EH15 1NA



1st Floor Flat



## accommodation

- Entrance hall
- Sitting room / dining room
- Fitted kitchen
- Double bedroom
- Shower room
- Guest bedroom suite

## features

- Spacious accommodation
- Good storage throughout
- Neutral decor
- Electric heating
- Security entryphone
- Residents House Manager
- Residents lounge & kitchen
- Communal laundry room
- Communal gardens
- Lift access

## description

The property is a neutrally decorated first floor flat, in an outstanding, well-managed McCarthy and Stone retirement complex. There is a lift, manager (on-site, supplemented by a 24hr Careline), residents' lounge with adjoining kitchen, communal laundry room and a visitors' suite (bookable in advance).

The entrance hall offers a large walk in storage cupboard housing the hot water tank, whilst the bright sittingroom/dining room with French doors to a Juliet balcony. The fitted kitchen, with ceramic tiled floor, 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 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.

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



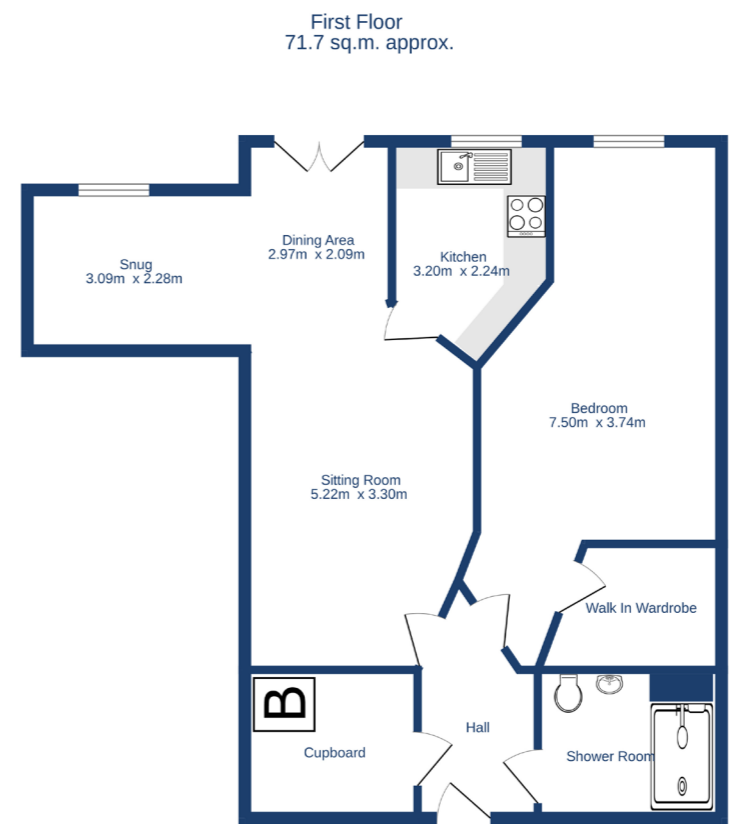
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Home Report  
Value: £250,000

There are beautifully maintained communal gardens around the development with seating areas.

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



TOTAL FLOOR AREA: 71.7 sq.m. approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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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