



Clifton
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CLIFTON
MEWS

19 Clifton Mews, 43 Baileyfield Road
PORTOBELLO | EDINBURGH | EH15 1NA


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Immaculately presented and particularly spacious first floor apartment within a sought after McCarthy & Stone later life development. Attractions include a safe environment in which to live, beautifully stocked shared gardens, residents' parking and, within Portobello, a lovely sandy beach, a great choice of cafes and amenities and regular bus services. Viewing is essential to appreciate this exceptionally well presented, move in condition flat, superbly finished off with stylish modern fittings, and neutral tone decor and carpeting. For a one bedroom flat, the floorspace is generous in size and includes a public room with space for both relaxing and dining, fully fitted kitchen, large double bedroom and attractively tiled wetroom with large shower enclosure. More than ample storage space is provided by way of a deep hall cupboard and walk-in wardrobe off the bedroom. This is a popular retirement development managed by McCarthy & Stone. Every effort has been made to create a secure and supportive space for the residents, who can enjoy their independence with peace of mind knowing that assistance can be provided - a House Manager works from the development, supplemented by a 24 hour call line service. There is a residents' lounge and also a guest suite, which can be booked for use by family and friends. Residents' parking is available on site. An age limit applies, whereby a single resident has to have reached 60 years of age, but in the case of a couple, one can be 60 and the over 55.

- Entrance hall with store cupboard
- Large living/dining room with fireplace and French window
- Beautifully fitted kitchen
- Generous sized double bedroom
- Walk-in wardrobe off
- Shower-room with white suite
- Double glazing, electric heating and air ventilation system
- House Manager and emergency call system
- Residents' lounge and communal laundry
- Guest suite available for family and friends - cost £25.00 per night
- Secure entryphone system and lift to all floors
- Well kept communal gardens with patio
- Residents' car park - charge at £250 per annum

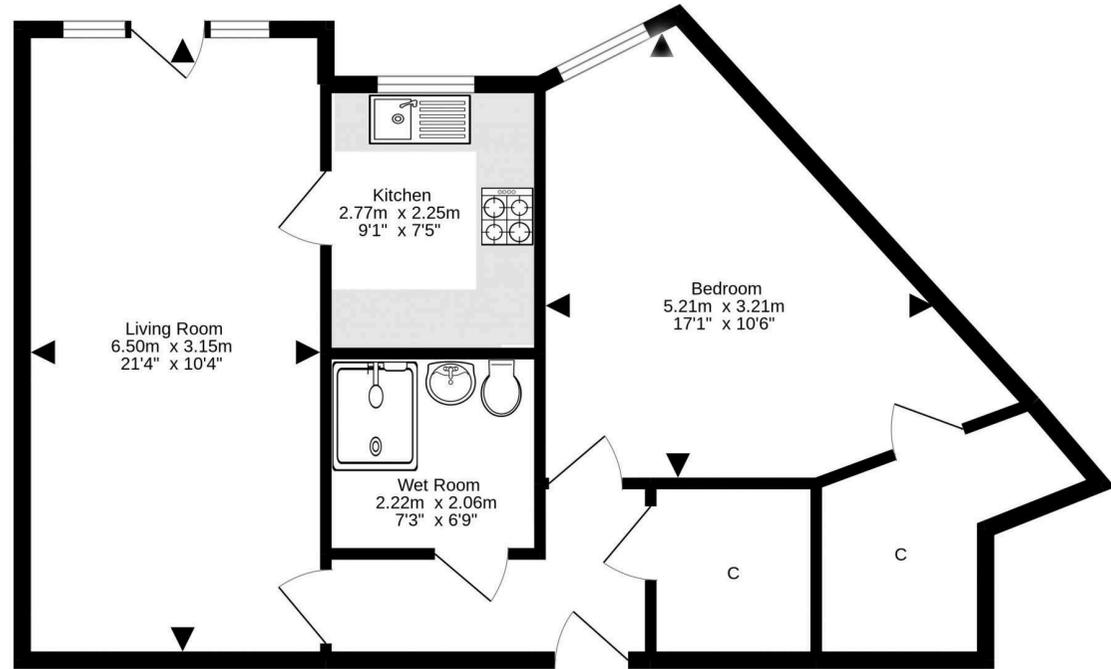
Extras: Carpets, curtains, blinds & integrated kitchen appliances. EPC rating C.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The fashionable seaside suburb of Portobello offers the best of all worlds - easy access to the capital (which is just three miles away), a white sandy beach and the cosmopolitan village atmosphere for which the area has become renowned! The bustling High Street, and surrounding streets, boast a fantastic selection of cafes, restaurants and independent retailers. There is a local golf course, a Swim Centre and Edinburgh's only publicly available authentic Turkish Baths. Fort Kinnaird Shopping Centre, with a superb choice of retail outlets, various restaurants and cafés, and a multiplex cinema, is just a short journey away. Portobello enjoys excellent transport links into the capital with 24-hour bus routes and a train station at Brunstane. Its proximity to the A1 and the City Bypass, makes travelling to other parts of the country fast and convenient.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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