

Artist Impression



## Stewart Terrace

Retirement apartments in the heart of Morningside



 **Retirement  
LIVING**  
from McCarthy & Stone

# Put yourself in the picture

As the UK's number one retirement builder, we're delighted to offer you a beautiful new apartment you'll be proud to call home. At Stewart Terrace, you can enjoy those little 'luxuries' like having walk in wardrobes and large storage cupboards that provide ample space for your belongings. Selected apartments benefit from balconies, offering private outdoor space, and all homeowners can make the most of good weather in the landscaped gardens.

Your new apartment brings you so much more than just a stunning new home. We've paid attention to the things that matter most to you. There's a House Manager, a lounge and the development maintenance, such as gardening and window cleaning, covered in the service charge. It really is life made easier.



*"I looked around at a few McCarthy & Stone properties and the thing that impressed me the most was that everyone I seemed to meet was really happy with their decision to buy with McCarthy & Stone."*

John Henley, Homeowner - Pitlochry







# Designed for you

With a track record that's second to none in the retirement building industry for customer satisfaction, we create developments that we can be proud of. With an elegant façade, Stewart Terrace has been created to blend in with the local architecture of Morningside.

The quality of your new home extends to the energy efficiency. Our developments are energy efficient, keeping your apartment at a consistent temperature and features like double glazing and insulation, giving you some respite from soaring energy costs.



Sometimes it's the little extras that make all the difference. Like having ensuite guest accommodation available at a modest charge<sup>^</sup>, with TV and tea and coffee making facilities, for your friends and family to stay in. Your well behaved pet is welcome to join you in your apartment too. Ask your sales consultant for more details.

The development also features a fully equipped laundry, a mobility scooter area and charging point and private car parking on site\*. The lounge is great for impromptu 'get togethers' and celebrations with your new neighbours.



<sup>^</sup>Typically £25 per night. \*Subject to availability.







# Make it your own

Our spacious design gives you lots of 'living room', so it's easy to put your own mark on it – whether you are bringing your favourite furniture with you or taking the opportunity to make some changes and buy some new things. We're here to help you with every step of your move, including a handyman service<sup>†</sup> when you move to help you put up some shelves or hang curtains.

<sup>†</sup>Ts&Cs apply, Free one hour service available within first 30 days of moving into your apartment. Not applicable on resales.

# Enjoy peace of mind

Living at a Retirement Living development by McCarthy & Stone gives you more than just a sparkling new home. You can relax, knowing that there's a House Manager on hand during office hours as well as the added benefit of having security features. These include a 24 hour emergency call system, should you require assistance and a camera door entry system linked to your TV, so that you can see who's calling for you before letting them in.

There's no need to worry about being weighed down by maintenance costs either as the service charge covers the cost of all external maintenance, gardening and landscaping, window cleaning, buildings insurance, security and energy costs of the laundry room, lounge and other communal areas.

When you come to make your move, there's no need to worry as we'll be with you every step of the way. We can assist you in selling your existing home and deal with much of the paperwork. You can sit back and let us do some of the hard work for you.



*"We like to go away quite often and enjoy spending our free time travelling. Now it's great because we can plan to go away whenever we want, with the peace of mind that our home is safe."*

Barbara Smith, Homeowner - Hyde









## Apartment features at Stewart Terrace

### General

- Double glazing
- Balcony or patio to selected apartments
- Walk in wardrobe to all apartments
- Telephone and television point in living room and bedrooms
- Sky/Sky+ connection point in living room

### Kitchen

- Fitted kitchen with integrated fridge/freezer, oven and ceramic hob
- Cooker hood
- Stainless steel sink with lever taps

### Shower room

- Fitted and tiled with level access shower
- En-suite shower room in all 2 bedroom apartments
- Kohler sanitaryware

### Heating and finishes

- Electric heating
- Walls painted in neutral colour emulsion
- Oak veneered doors
- Chrome door furniture

### Safety and security

- Camera entry system for use with a standard TV
- 24-hour emergency call system provided via a personal pendant alarm and call point in bathroom
- Intruder alarm
- Illuminated light switches for bathroom and main bedroom
- Mains connected smoke detector
- Fire detection equipment.





## Development features

- Homeowners' lounge
  - House Manager
  - Guest suite<sup>^</sup>
  - Laundry room
  - Lift to all floors
  - Landscaped garden
  - Mobility scooter area
  - Car parking available on site to resident permit holders<sup>#</sup>
- (Please ask the sales consultant for more details).



Guest suite



<sup>^</sup>Extra charge applies <sup>#</sup>Subject to availability



## Stewart Terrace

- 1 Bakery
- 2 Bank
- 3 Barber
- 4 Beautician
- 5 Bus stop
- 6 Coffee/sandwich shop
- 7 Dry cleaners
- 8 Hairdresser
- 9 Groceries
- 10 Newsagent
- 11 Optician
- 12 Pharmacy
- 13 Post Office
- 14 Retail store
- 15 Supermarket
- 16 Travel agent
- 17 Vet

### Key

-  Shopping
-  Amenity







Edinburgh Castle

## Life in Morningside

Located just 3 miles from Edinburgh city centre, Morningside is an affluent suburb of the capital, with a reputation as one of its' most desirable residential areas. Stewart Terrace is situated on Balcarres Street, less than 400 yards from Morningside Road, the thriving centre of the district.

Here you'll find a wealth of shops and entertainment facilities. Shops range from small, traditional boutiques to larger stores, with outlets for mainstream brands such as Marks & Spencer and Waitrose also available. There is also a great selection of cafes and eateries, with the Victorian style architecture giving the area strong historical appeal.

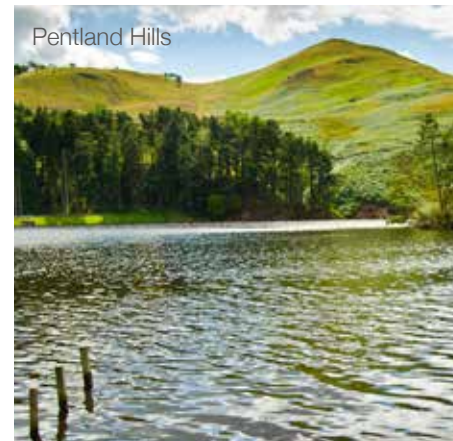
In terms of wider travel, Edinburgh city centre offers plenty of fantastic activities for you to enjoy. The historic city has long been a hit with tourists globally due to its incredibly preserved and authentic buildings and its location, nestled alongside stunning Scottish scenery. From the haunting history of the strikingly beautiful Edinburgh Castle to the wide variety of shops, eateries and sports and leisure facilities found in the city, you'll never be short of things to do, and neither will visiting family and friends.



Royal Mile



Greyfriars Bobby



Pentland Hills

### Next steps...

**To register your  
interest or to find  
out the latest on  
Stewart Terrace  
call us on  
0800 919 132.**

# Development Overview

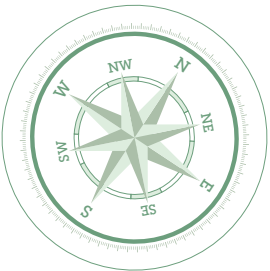
Site & Ground Floor



- 1 bedroom apartment
- 2 bedroom apartment
- Communal areas
- Staff areas

- Ent - Entrance
- K - Kitchen
- L - Lift
- La - Laundry
- MS - Mobility Scooter
- Of - Office
- P - Plant room
- St - Stairs
- CA - Cycle Area

First Floor





Second Floor



Fourth Floor

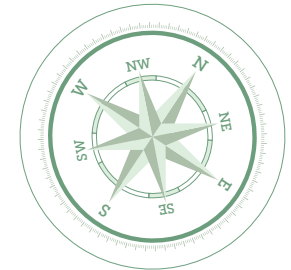


Third Floor

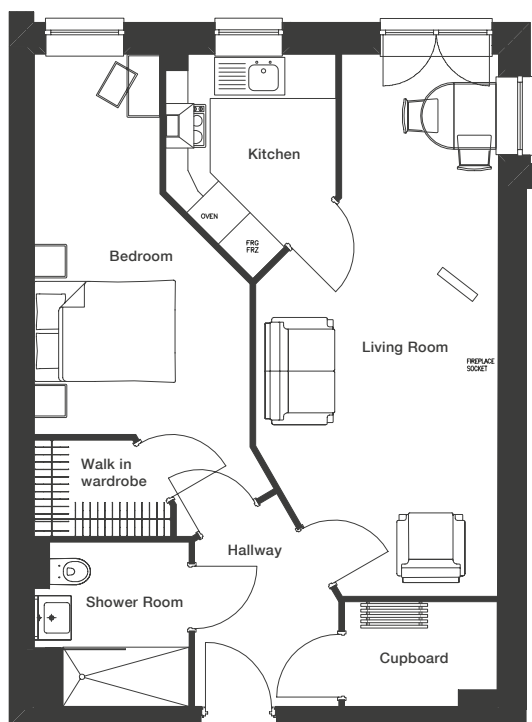


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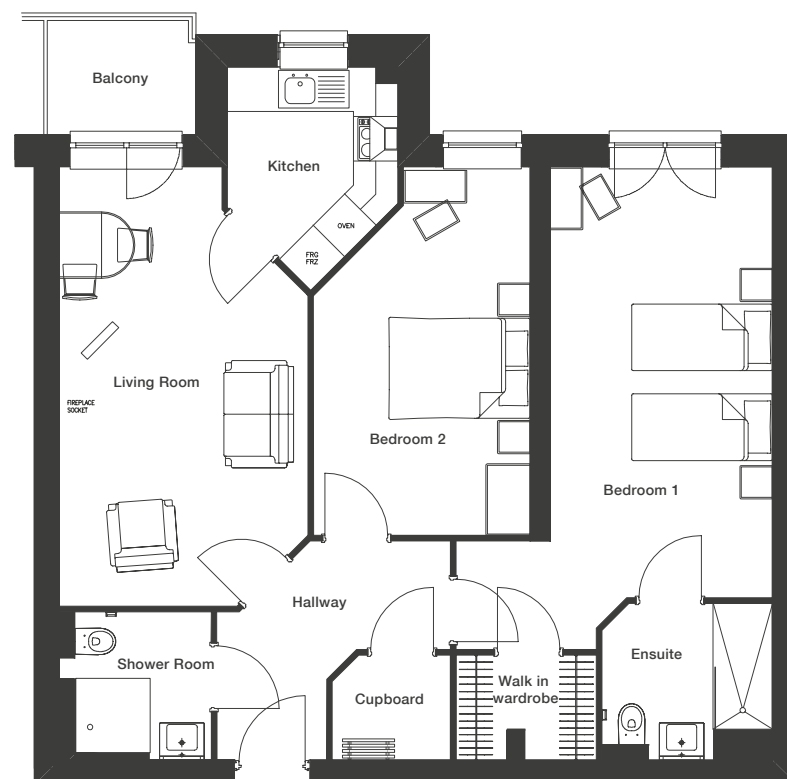


## Typical one bedroom apartment



Living Room (Max.)	24'0" x 10'9"	(7312mm x 3273mm)
Kitchen (Max.)	9'11" x 7'7"	(3020mm x 2300mm)
Bedroom (Max.)	16'10" x 9'7"	(5129mm x 2909mm)
Shower Room (Max.)	7'3" x 6'10"	(2220mm x 2075mm)

## Typical two bedroom apartment



Living Room (Max.)	19'5" x 11'0"	(5925mm x 3348mm)
Kitchen (Max.)	9'11" x 7'7"	(3020mm x 2300mm)
Bedroom 1 (Max.)	19'1" x 9'10"	(5809mm x 3000mm)
En-Suite (Max.)	7'7" x 6'11"	(2300mm x 2117mm)
Bedroom 2 (Max.)	16'4" x 9'7"	(4968mm x 2916mm)
Shower Room (Max.)	6'9" x 6'7"	(2050mm x 2000mm)

See individual apartment plans for specific details. Arrows denote measurement points

The dimensions given on plans are for general guidance only, and should not be used for carpet sizes, appliance spaces or items of furniture. Although every effort has been made to ensure accuracy, dimensions quoted are subject to final measurement on completion of actual apartment. No responsibility can be accepted for any mis-statement in this leaflet, which is not a contract nor forms any part of any contract. The company also reserves the right to alter specification without notice. Age restrictions apply on all retirement developments. If there are any important matters which are likely to affect your decision to buy, please contact the Sales Consultant before travelling to view.



# How to find Stewart Terrace

Stewart Terrace, 21 Balcarres Street, Edinburgh EH10 5JD

Tel: 0800 919 132

## From the west:

From the A720 City Bypass South, take the exit sign posted A702 Carlisle/City centre.  
At the roundabout, take the 1st exit to Biggar Road/A702  
then turn left onto Belhaven Terrace. Veer right onto Balcarres Street,  
where you will find Stewart Terrace on the right hand side.

## From the east:

Turn right onto the A38.  
From the A720 City Bypass, take the exist sign posted A702 Carlisle/City centre.  
At the roundabout take the 2nd exit onto Biggar Road/A702.  
At the next roundabout, take the first exit, continuing on Biggar Road/A702.  
Turn left onto Belhaven Terrace, then veer right onto Balcarres Street,  
where you will find Stewart Terrace on the right hand side.



To find out more, call us on **0800 919 132**  
or visit **[www.mccarthyandstone.co.uk](http://www.mccarthyandstone.co.uk)**

## We're online, why not join us at [www.mccarthyandstone.co.uk](http://www.mccarthyandstone.co.uk)



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## We welcome your comments

If you have a comment about any aspect of McCarthy & Stone's products or services, we'd love to hear from you. Please write to us at: Customer Communications, McCarthy & Stone, 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset BH8 8AL or email us at: [comments@mccarthyandstone.co.uk](mailto:comments@mccarthyandstone.co.uk)

Please include as many details as possible. Please be assured that, in the event your correspondence necessitates a response by us, we promise to be in touch within 5 working days.

Computer generated images - development may be subject to variations in appearance, gardens indicate several years growth. All internal images show typical interiors and purchasers are advised that the furniture, fixtures and fittings are for visual representation only and do not depict the actual finish of any individual apartment. No responsibility can be accepted for any mis-statement in this leaflet, which is not a contract nor forms any part of any contract. The company also reserves the right to alter specification without notice. Age restrictions apply on all retirement developments. If there are any important matters which are likely to affect your decision to buy, please contact the Sales Consultant before travelling to view. Details correct at time of print. A development by McCarthy & Stone Retirement Lifestyles Limited, 11,000 Academy Park, Gower Street, Glasgow G51 1PR • Tel: 0141 420 8300

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