

2 Bed Flat, Mayfield Court

BLACKFORD, EDINBURGH, EH9 3DR



Refurbished And Modernised, Spacious Two Bedroom Ground Floor Retirement Flat In Edinburgh's Desired Blackford Area

The property includes residents parking, communal lounge areas, communal laundry facilities, home management services and a very social community.



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McEwan Fraser Legal is delighted to present this newly refurbished two bedroom, ground floor retirement apartment.

THE LIVING ROOM



- Large and spacious living room with patio door leading to the communal garden grounds.

THE KITCHEN



- Fully equipped modern kitchen with electric hob, fan oven and is finished with modern cabinetry and worktops.



THE SHOWER ROOM



- The flat is also equipped with a walk-in shower room, with reduced slip surfaces and incorporates modern finishes.

BEDROOM 1



- Two double bedrooms which are spacious and offer various possibilities for furniture arrangements.

BEDROOM 2



EXTERNALS



This is a black and white floor plan of a 3-bedroom house. The layout includes a Kitchen at the top left, a Living Room in the center, a Shower Room at the bottom left, a Store at the bottom left, and two Bedrooms (Bedroom 1 and Bedroom 2) on the right side. The plan shows various fixtures like a stove, sink, toilet, and shower, as well as doors and windows.

Kitchen

Living Room

Bedroom 2

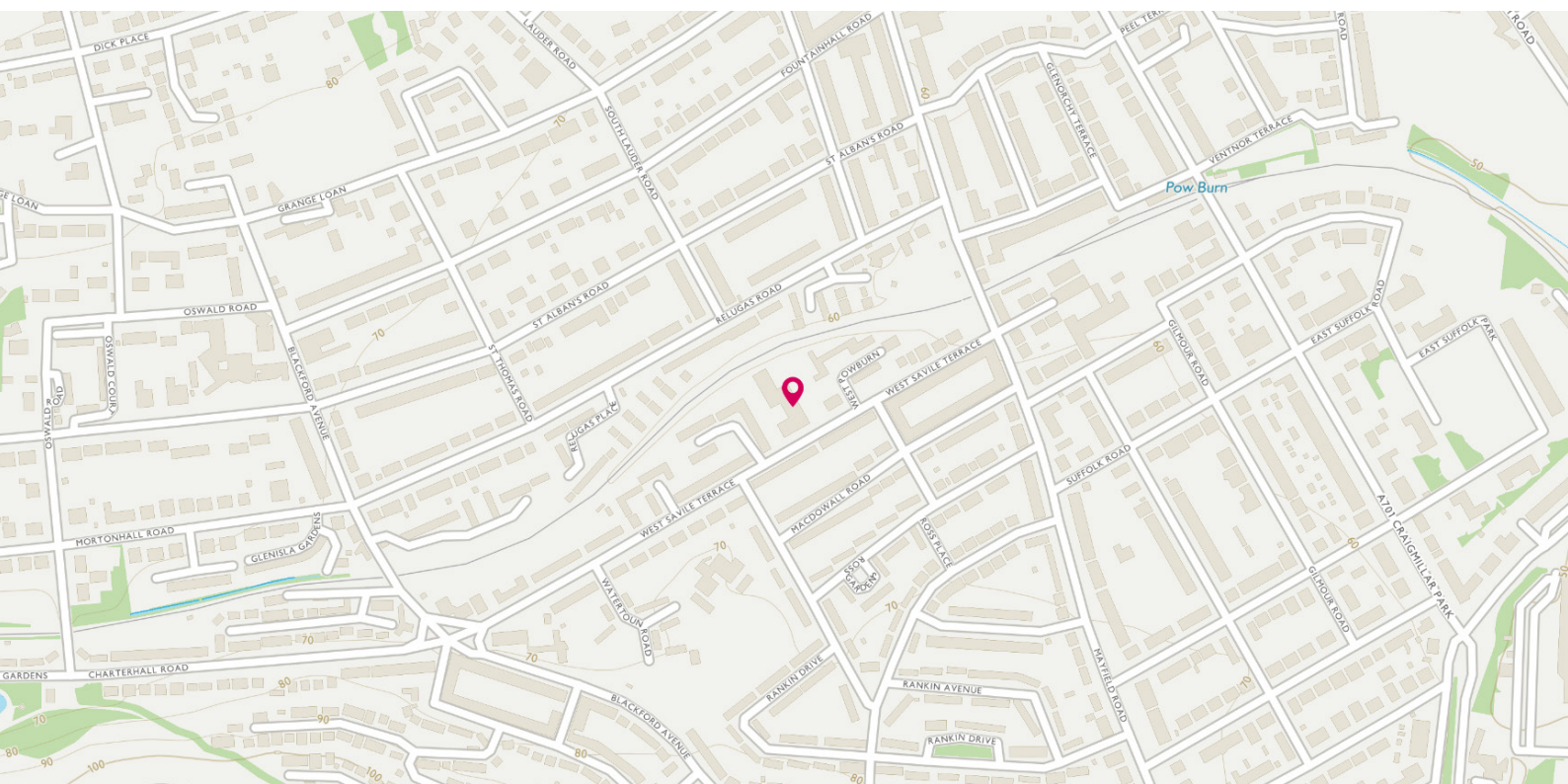
Bedroom 1

Shower Room

Store

Living Room	6.20m (20'4") x 4.47m (14'8")
Kitchen	3.86m (12'8") x 1.80m (5'11")
Bedroom 1	4.93m (16'2") x 3.66m (12')

Gross internal floor area (m²): 74m²
EPC Rating: C



THE LOCATION

Blackford is a most desirable residential district, situated approximately two miles south of the city centre. The area offers an abundance of amenities, including a variety of specialist shops and banking, building society and Post Office services. The Cameron Toll Shopping Centre is within half a mile of the property and is open seven days a week.





Regular bus services run from this area to the city centre or by travelling south one can connect with the City Bypass. Leisure pursuits are well catered for the Queen's Hall is within easy reach, as are Prestonfield and Duddingston golf courses and the Commonwealth Pool. Pleasant walks can be taken on Blackford Hill, Arthur's Seat and in Holyrood Park. Newington also has a good choice of bars, restaurants and cafes.

The schools available in the area are highly regarded from nursery to senior level and for the more mature student, there are a number of University buildings in the vicinity including the Kings Buildings.



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**Part
Exchange
Available**



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