

27/212 Mayfield Court

WEST SAVILE TERRACE, BLACKFORD, EDINBURGH, EH9 3DR



*GENEROUSLY PROPORTIONED TWO BED FLAT IN
THIS SOUGHT AFTER RETIREMENT DEVELOPMENT*



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McEwan Fraser Legal is delighted to present this spacious two-bedroom first-floor retirement flat. This development has a minimum occupancy age and is very sought after. Benefitting from well maintained communal areas with comfortable residents lounge area, refuse room, guest bedroom, laundry room and kitchenette.

Inside the flat, the property comprises of a bright spacious living area providing direct access to the kitchen. The living room has an electric fireplace and would accommodate various furniture arrangements. The double balcony doors open out to a beautiful wide open view of Arthurs Seat and Salisbury Crags. The kitchen has excellent storage space, plus a generously sized utility cupboard. The flat has two bedrooms, the first of which is a generous double bedroom with built-in wardrobes and bedroom two is a smaller double or generous single room with free-standing storage options. The shower room is fitted with a modern three-piece shower suite and has been adapted to be accessible and accommodating for someone with limited mobility.

In addition, the property benefits from double-glazed windows, electric storage heating, private parking and lift access. These properties are usually rather sought after, so early viewing is recommended.





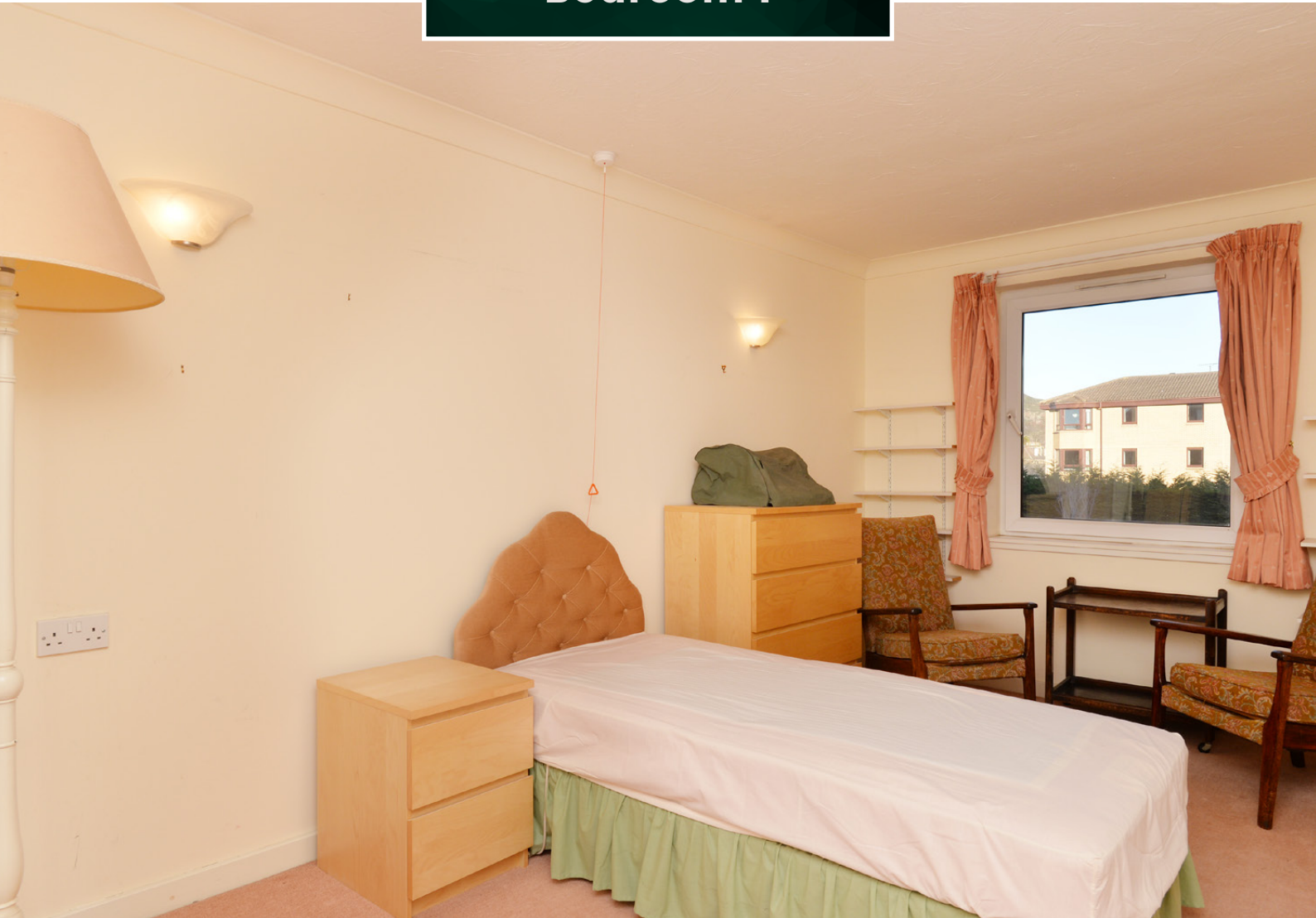
VIEW FROM LOUNGE







Bedroom 1

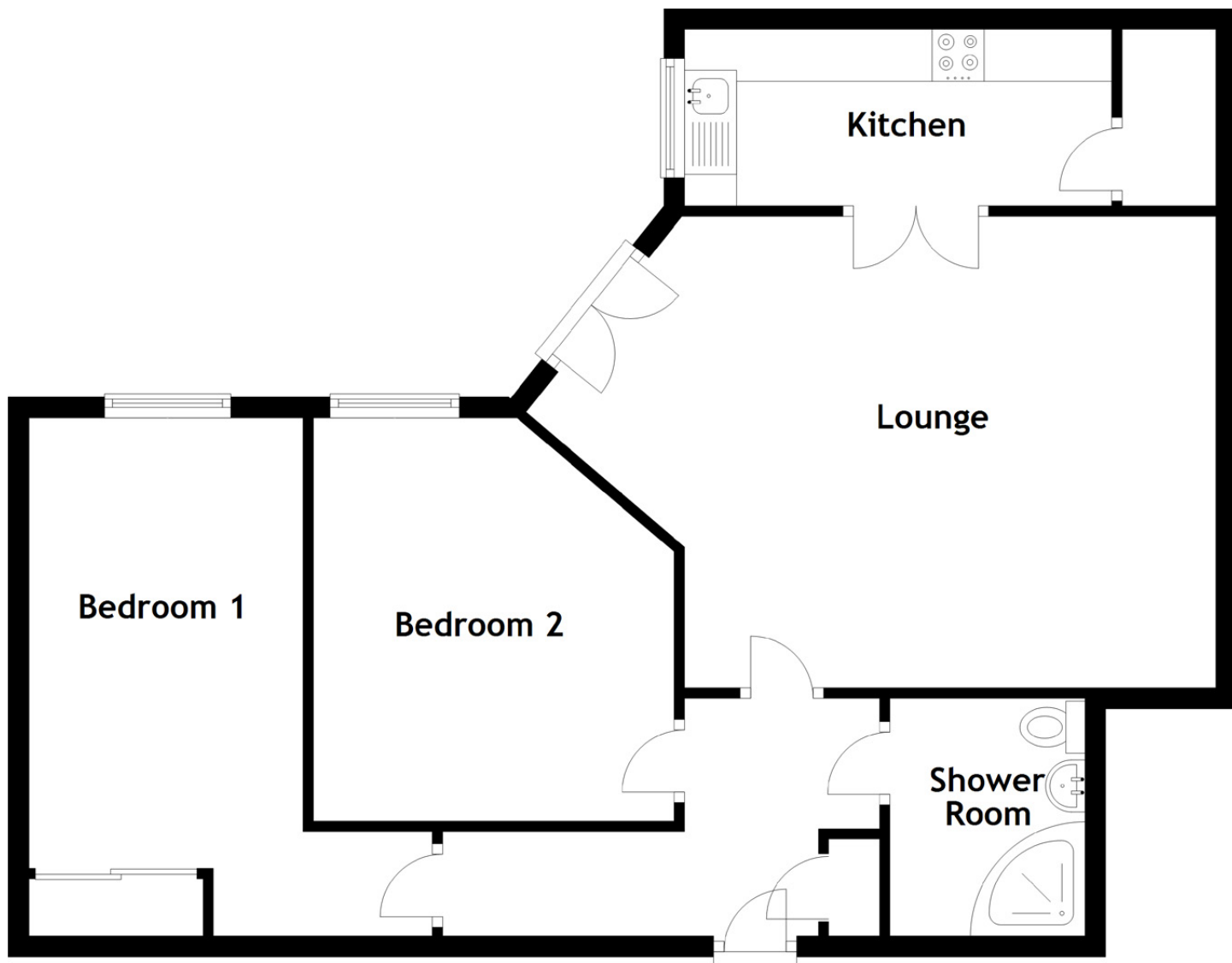




Bedroom 2







Approximate Dimensions

(Taken from the widest point)

Lounge	6.87m (22'7") x 4.53m (14'10")
Kitchen	4.10m (13'6") x 1.70m (5'7")
Bedroom 1	4.98m (16'4") x 3.88m (12'9")
Bedroom 2	3.87m (12'8") x 3.47m (11'5")
Shower Room	2.28m (7'6") x 1.87m (6'2")

Gross internal floor area (m²): 77m²

EPC Rating: D

PLEASE NOTE: The property is liable for a contribution of around £200 per month (paid 6 monthly) for factoring charges.



**Communal Lounge
& Laundry**



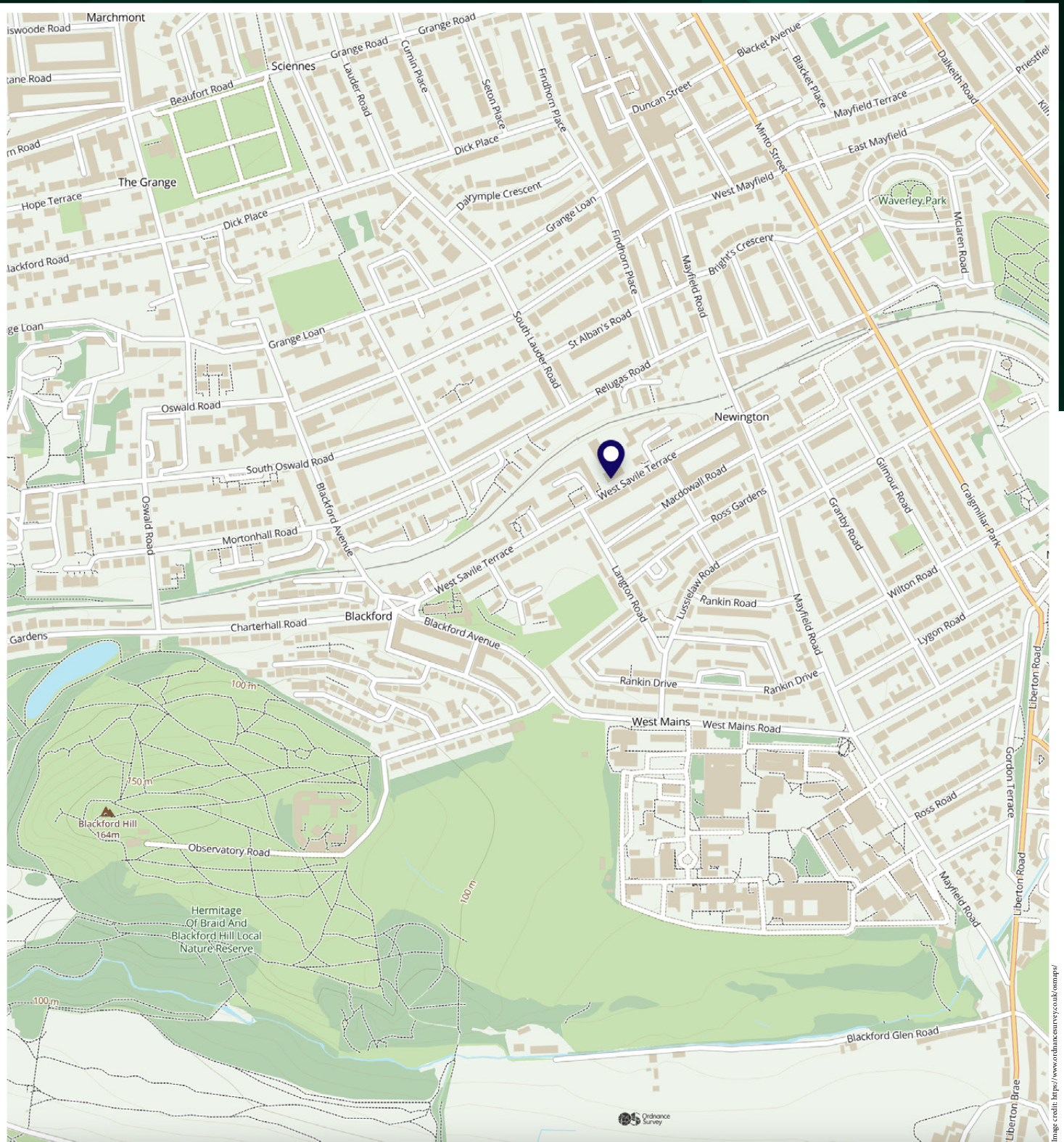




Blackford is a most desirable residential district, situated approximately two miles south of the City Centre. It offers an abundance of amenities, including a variety of specialist shops and banking, building society and Post Office services. The Cameron Toll Shopping Centre is within half a mile of 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 Location



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Part
Exchange
Available



THE SUNDAY TIMES
THE SUNDAY TIMES



Text and description
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