

# 1 Bed Flat, Mayfield Court

BLACKFORD, EDINBURGH, EH9 3DR



*Refurbished And Modernised, Spacious One 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 one 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.

# THE BEDROOM

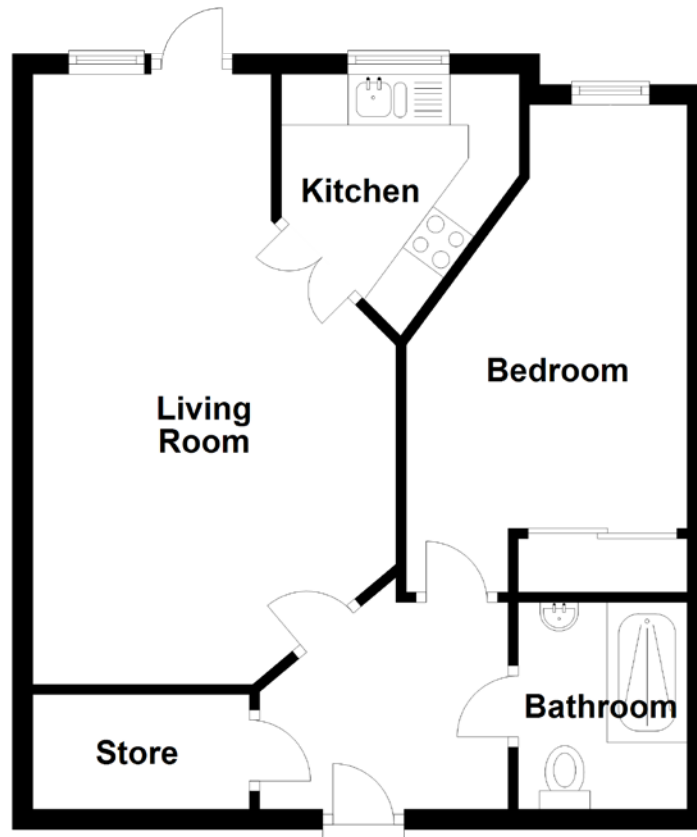


- One generous double bedroom with a built-in mirrored wardrobe that is spacious and offer various possibilities for furniture arrangements.

# EXTERNALS



# FLOOR PLAN, DIMENSIONS & MAP

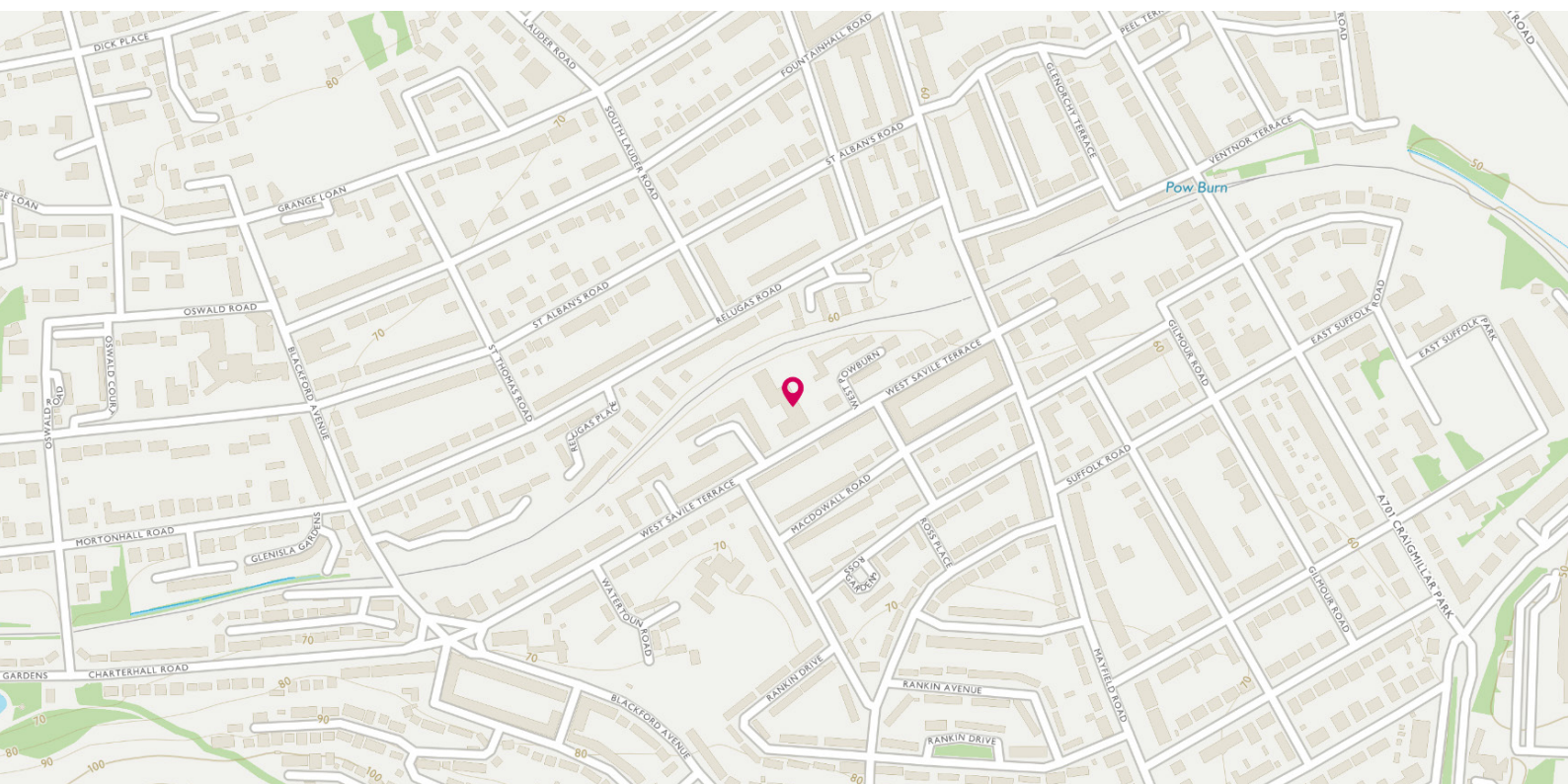


Approximate Dimensions  
(Taken from the widest point)

Living Room 6.00m (19'8") x 3.57m (11'9")  
Kitchen 2.60m (8'6") x 2.34m (7'8")

Bedroom 4.79m (15'9") x 2.76m (9'1")  
Bathroom 2.03m (6'8") x 1.66m (5'5")

Gross internal floor area (m<sup>2</sup>): 48m<sup>2</sup>  
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.



**McEwan Fraser Legal**

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**Part  
Exchange  
Available**



Text and description  
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