



Flat 404, 27 Mayfield Court, West Savile Terrace, Edinburgh, EH9 3DT
Delightful one-bedroom top/third floor retirement flat with private residents parking

URQUHARTS
EDINBURGH



DESCRIPTION

Flat 404, 27 Mayfield Court is a delightful one-bedroom top/ third floor flat, forming part of a well-established McCarthy & Stone retirement development, with private residents parking. Situated in the desirable Blackford area, the location is superb with excellent local amenities and is a convenient distance from the city centre & surrounding areas.

Entrance hall and large storage cupboard; bright open plan sitting room/dining room; fitted kitchen with wall and base units and integrated appliances; good-sized double bedroom with built-in wardrobes; and a modern shower room.

ACCOMMODATION

Entrance hall. Sitting room / Dining room. Kitchen. Double bedroom. Shower room.

Electric heating. Double glazing. Landscaped communal garden grounds with patio and seating areas. Private unallocated residents and visitors parking. Lift to all floors. Residents lounge. Bin store. Laundry room. Guest bedroom for a small fee.

The development is factored by FirstPort Scotland for a fee of approximately £1500 per annum which covers maintenance & cleaning of all communal areas, building insurance, Care Line service and a full-time warden service. The purchaser

must have attained 60 years of age if single occupant, or couples must have one person at least 60 years old and the other 55 years old. The occupant must be able to lead an independent lifestyle and be approved by FirstPort prior to purchase.

LOCATION

Blackford is a highly desirable residential area lying South of the City Centre with West Savile Terrace running between Mayfield Road and Blackford Avenue. There is an abundance of local amenities in the vicinity with further facilities found at the Cameron Toll Shopping Centre. The area offers a wealth of sporting and recreational facilities, including the Festival Theatre and the Royal Commonwealth Pool. Lovely walks may be enjoyed around Arthurs Seat, Blackford Hill, The Hermitage of Braid and Holyrood Park with several well renowned golf courses nearby. The Royal Infirmary is also short journey away. The nearby districts of Newington, the Grange, Morningside and Marchmont are all within easy reach offering a wider range of amenities. A frequent and effective bus service operates close by to many parts of the City and there is also quick and easy access available to the City bypass linking with major motorway networks.

INCLUDED IN SALE

All fitted floor coverings, light fittings, curtains & blinds, and kitchen appliances. Other items of furniture may be available.

PRICE AND VIEWING

For price and viewing arrangements please contact Urquharts 0131 556 2896

HOME REPORT

The Home Report is available at www.espc.com or by contacting Urquharts Property on 0131 556 2896 or email: property@urquharts.co.uk. All interested parties are advised to view the Home Report prior to viewing the property.

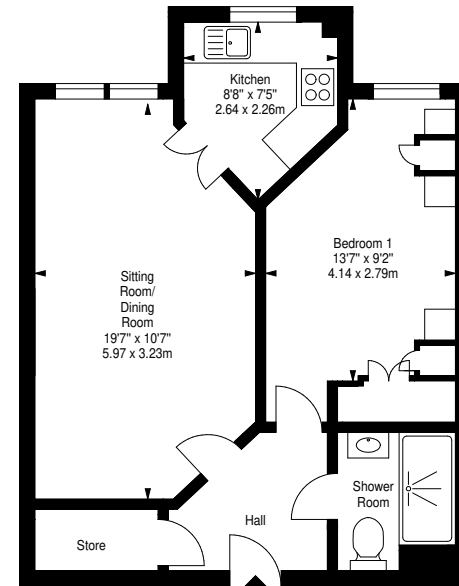
The property has a Council Tax Band D

The property has an Energy Rating Category C

**Flat 404,
27 West Savile Terrace,
Edinburgh,
Midlothian, EH9 3DT**



Approx. Gross Internal Area
500 Sq Ft - 46.45 Sq M
For identification only. Not to scale.
© SquareFoot 2023



Third Floor



NOTES

1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.

2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.

3. All measurements are approximate and any plans are for guidance only and are not guaranteed.

4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.

5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.

6. These particulars are not intended to nor will they form part of any contract.

7. A Home Report is available upon request from Urquharts Property – please email property@urquharts.co.uk.