



71/2 Mount Vernon Road
Liberton, EH16 6JH

Deans 
Solicitors & Estate Agents LLP



FIRST FLOOR RETIREMENT FLAT

- Living Room/Dining Room
- Kitchen
- Two Double Bedrooms
- Shower Room
- Neatly Landscaped Grounds
- Residents' Carpark
- Double Glazing
- EPC Rating –D



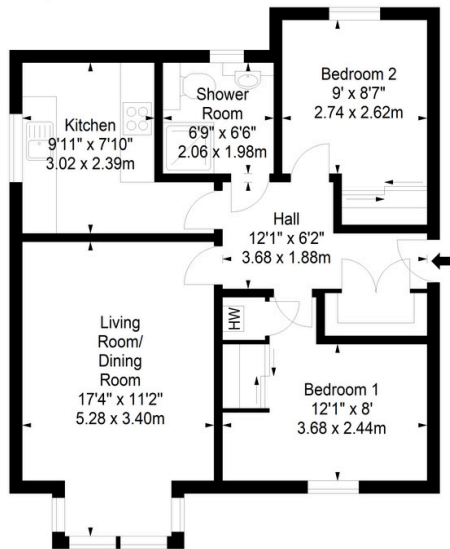
This bright and well-presented first floor flat with lovely views forms part of a popular retirement development in Liberton, close to a variety of convenient amenities and bus links. The accommodation comprises; spacious, bay-windowed living room/dining room, modern, separate kitchen, two comfortable double bedrooms with built-in wardrobes and shower room. A large store off the hallway gives convenient storage space. Neatly landscaped grounds surround the property and there is a residents' carpark. The property is fully double glazed and has electric heating. Included in the sale are the fitted carpets and floor coverings, curtains, oven, hob, hood, washing machine, tumble dryer and lightshades. All included appliances are sold as seen with no warranty provided. A factoring fee of £1419.46 is payable to Taylor and Martin per annum and the age requirement is 60.



Mount Vernon Road,
Edinburgh,
Midlothian, EH16 6JH



Approx. Gross Internal Area
623 Sq Ft - 57.88 Sq M
For identification only. Not to scale.
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First Floor



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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