

83/1 Mount Vernon Road

LIBERTON PARK COURT, LIBERTON, EDINBURGH, EH16 6JH



Well presented, one-bedroom ground floor retirement flat in Liberton with direct access to the garden from the livingroom



0131 524 9797



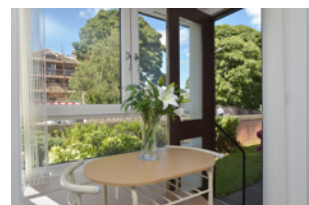
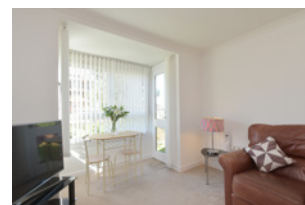
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McEwan Fraser Legal is delighted to present this bright and well-proportioned ground-floor retirement flat with direct access to private well-maintained communal gardens and resident's parking, which is situated in a popular and established residential area.

THE LIVING ROOM



In brief, the accommodation comprises; a secure shared entrance; a hall with a storage cupboard; a spacious and bright living room; a separate kitchen with a window; a well-proportioned double bedroom with built-in wardrobes and a shower room.

THE KITCHEN



THE SHOWER ROOM



THE BEDROOM

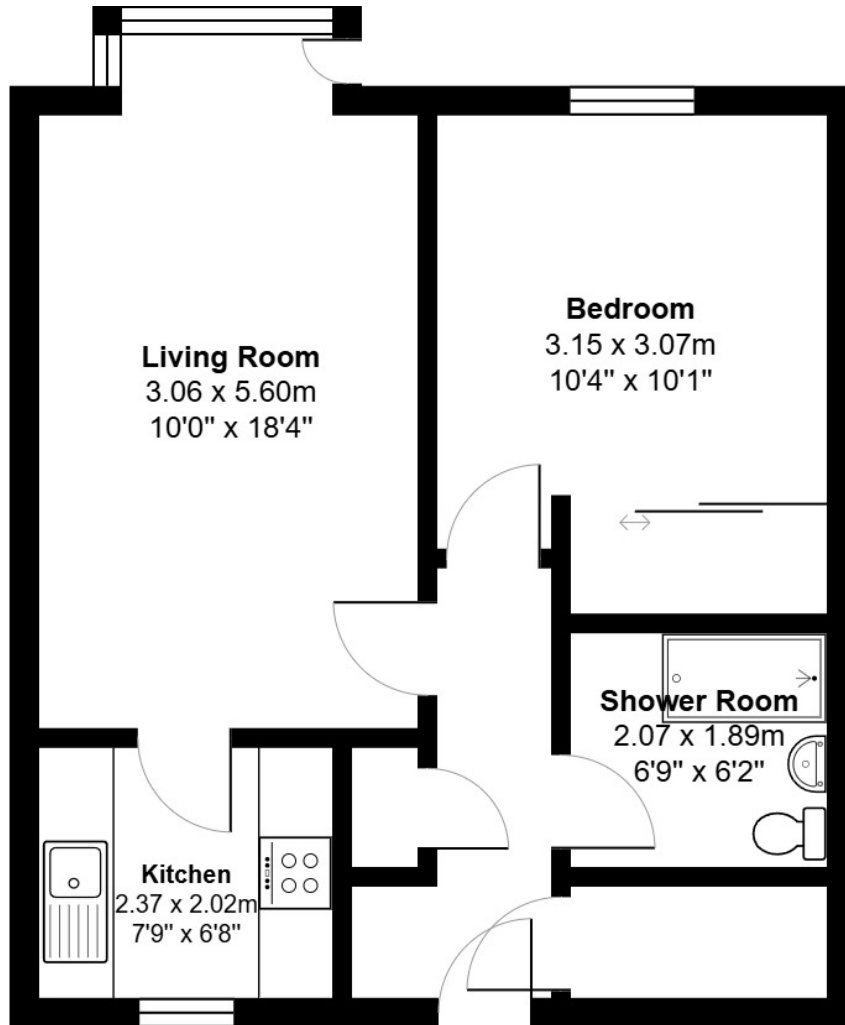


The property benefits from electric heating, double glazing, well-maintained communal gardens and residents parking.

EXTERNALS

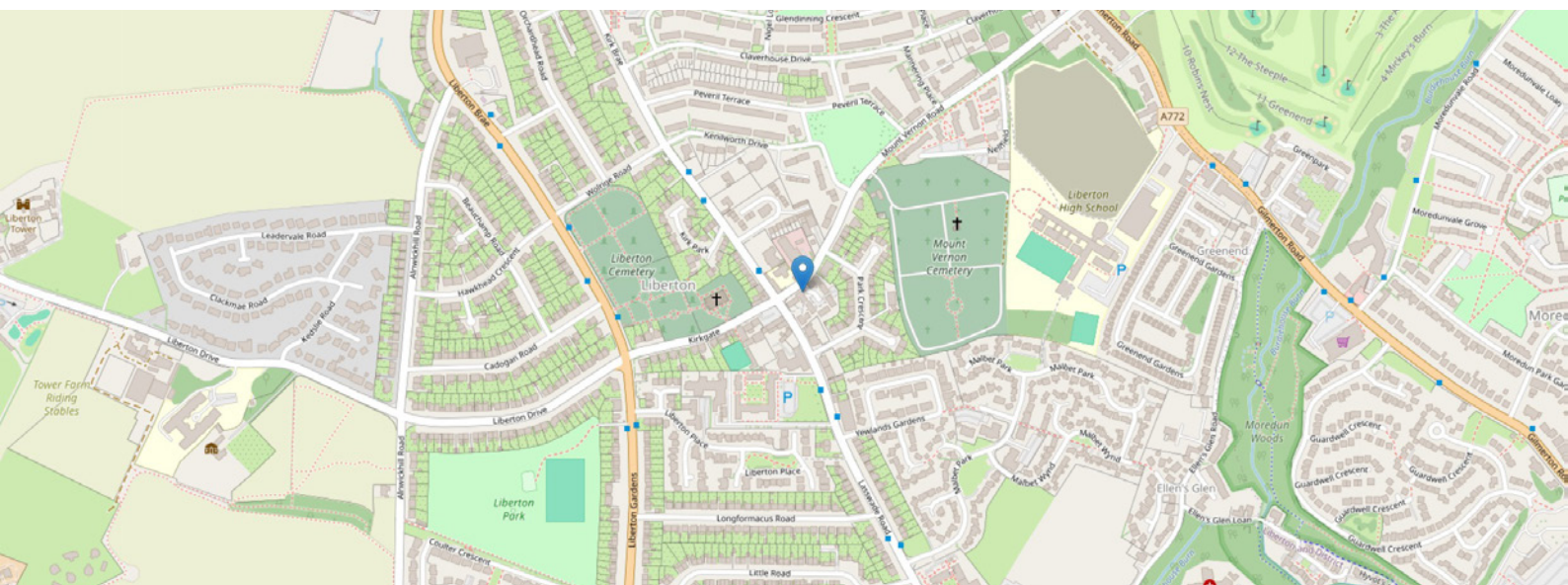


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 44m²
EPC Rating: C



THE LOCATION

Liberton is a sought-after residential area lying to the south of the city centre. This area is well served by public transport giving easy access to the many recreational, cultural and educational venues and it is particularly convenient for easy access to the city by-pass and thereon to the Scottish motorway network, the A1 and Edinburgh International Airport.

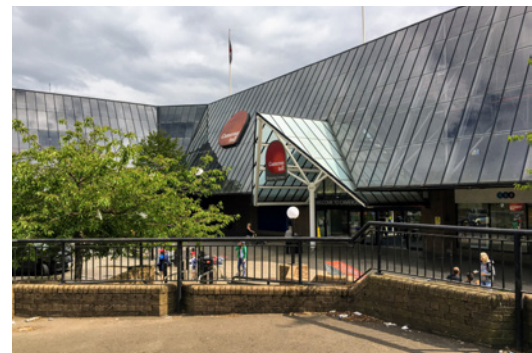




Recreational facilities include many delightful walks around Blackford Hill (which affords superb panoramic views across the whole city in every direction). The Hermitage, which is a lovely walk along the Braidburn through woods, ends up near Morningside and the Braid Hills. Edinburgh is famous for its many golf courses and three of them, Liberton Golf Course, Craigmillar Park Golf Course and the Braid Hills public golf course are in the area.

There are nurseries, primary and secondary schools within easy access and many independent schools which are easily accessible by bus. The Kings Buildings campus of Edinburgh University is within walking distance.

Local services include a bank, post office, chemist, corner shop, florist, newsagents and wine shop. Both the Cameron Toll Shopping Centre and Straiton Park with its variety of stores are a short car journey away. The Edinburgh Royal Infirmary is located in Little France just a short car journey away.



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Exchange
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