



RALPH SAYER
SOLICITORS & ESTATE AGENTS

81/2 Mount Vernon Road

Liberton, Edinburgh, EH16 6JH

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Forming part of a modern retirement development for over 60s in Liberton, with non-allocated parking and communal gardens, this well-presented ground-floor flat offers buyers a secure shared entry system and communal facilities. The flat comprises two bedrooms with built-in mirrored wardrobes, a sunny reception room with a traditional fireplace and electric fire inset, a kitchen with fitted units, and a shower room with a towel radiator. Electric heating and double glazing ensure a warm and efficient home. Additionally, the property is conveniently located within easy reach of excellent amenities, a variety of shops, parks, and bus/road links.

Extras: All fitted floor and window coverings, light fittings and kitchen appliances are included in the sale.

Factor: The development is factored by Taylor & Martin at an approximate monthly charge of £119.

Property Summary

- Ground-floor flat in Liberton
- Part of a modern retirement complex(over 60s)
- Communal stairwell and secure entry system
- Entrance hall with storage
- Southeast-facing living room with electric fire
- Kitchen with fitted units
- Sunny main bedroom with a built-in wardrobe
- Versatile second bedroom with a built-in wardrobe
- Shower room with towel warmer
- Communal garden grounds
- Private non-allocated parking
- Electric heating and double glazing
- EPC Rating - E | Council Tax Band - C
- Home Report Value - £170,000







Southeast-facing living
room with traditional
fireplace and electric fire
inset and a
kitchen with fitted units







Sunny main bedroom with
a built-in wardrobe, a
versatile second bedroom
with a built-in wardrobe
and a shower room with
towel warmer





Let us help you find your next
dream property!



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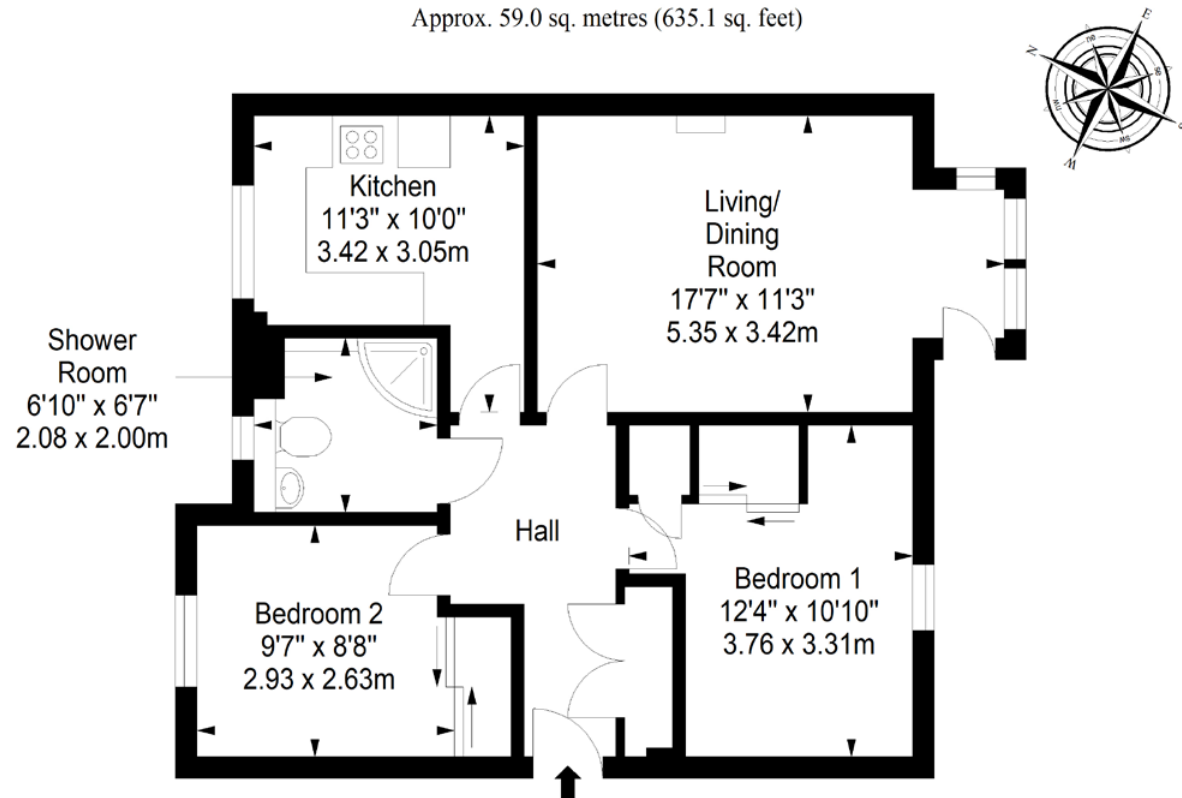
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DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form 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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

Ground Floor
Approx. 59.0 sq. metres (635.1 sq. feet)



Total area: approx. 59.0 sq. metres (635.1 sq. feet)