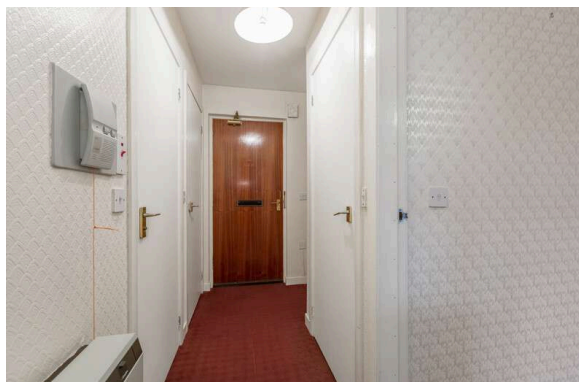




83/4 Mount Vernon Road
LIBERTON | EDINBURGH | EH16 6JH


warners
solicitors & estate agents



83/4 Mount Vernon Road, Liberton Park Court

LIBERTON | EDINBURGH | EH16 6JH

Rarely available one bedroom retirement flat within a small factored development close to bus services into the City Centre and only a short journey from Cameron Toll Shopping Centre.

The one bedroom flats don't come onto the market that often in this development and this upper flat faces out across Mount Vernon Road rather than onto the busier Lasswade Road, with an over-rooftop view of Arthur's Seat being a nice feature. Bus stops for the No 31 bus are located a short distance away on Lasswade Road. The accommodation comprises a hallway with a large storage boxroom and cupboard, a bay windowed public room with space for both seating and dining, double sized bedroom benefiting from a mirrored wardrobe and a shower room fitted with electric shower. Residents' parking in the development is on a first come first served basis. Lovely landscaped gardens are available for use by the residents.

Bield Housing Association is the factor until May 2023 when a new factor is to be appointed by the residents. At the time of writing, a monthly fee of £105 is payable to include block building insurance, gardening, cleaning of communal areas and the cost of the 24 hour call line service and the part time house manager (on site Mon-Thur 9.30am-12.30pm). Please note that residents must have reached the age of 60.

- Entrance hall with great storage
- Bay windowed living/dining room
- Kitchen
- Double bedroom with mirrored wardrobe
- Shower-room with electric shower
- Double glazing and electric heating
- 24 hour pull cord system within property
- Security entryphone system into stair
- Shared garden
- Residents' car park

All items in the property will be included in the sale. EPC rating C.

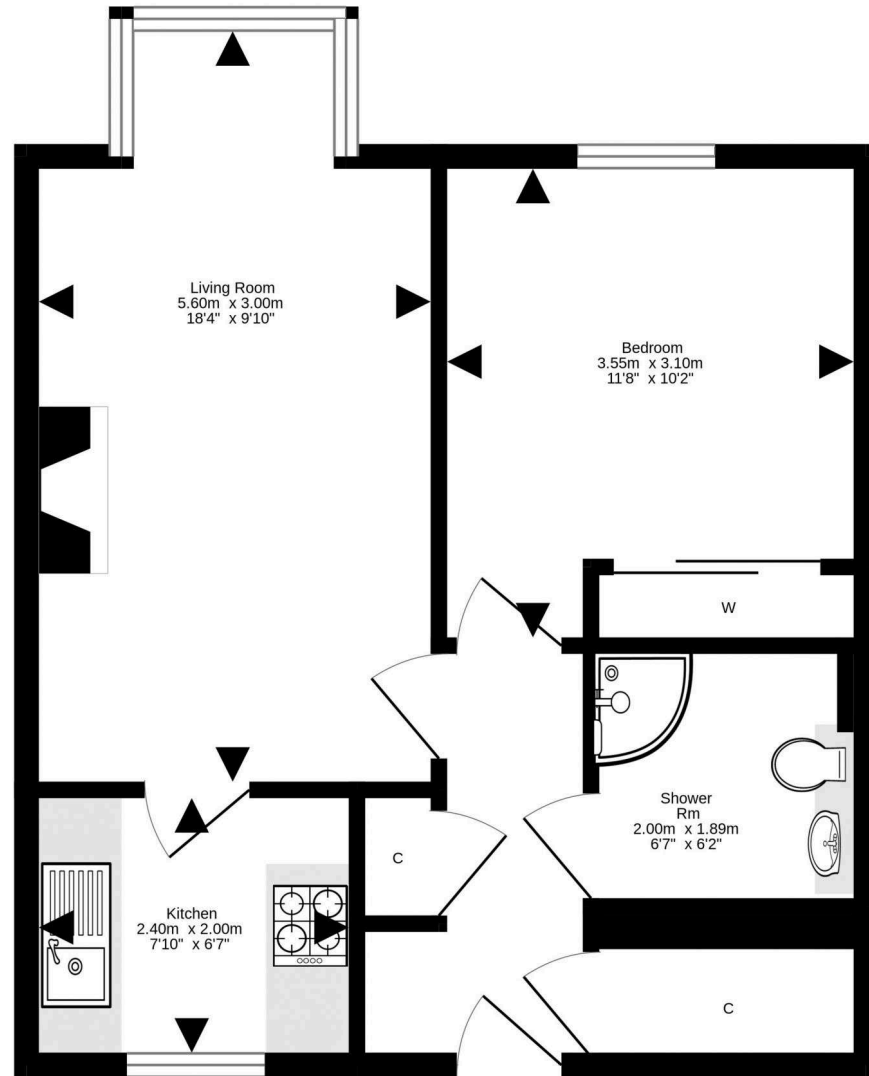
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Actual photographs of rooms in their true state, with some photographs having computer generated furniture and decorative items to show the size and layout options available.

Liberton is a suburb in the south approximately four miles from Edinburgh City Centre. There is a good choice of shopping outlets on hand, with great amenities available at the Cameron Toll Shopping Centre. Newington is just a little further afield, with the impressive Straiton Retail Park and Fort Kinnaird both being within easy reach. Regular bus services operate to and from the city centre. Liberton Kirk sits directly opposite the development and is a busy hub offering social activities, whilst there is also a bowling club and golf course in the vicinity.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. Made with Metropix ©2023

