



418 Mayfield Court, 27 West Saville Terrace
BLACKFORD | EDINBURGH | EH9 3DT


warners
solicitors & estate agents

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Situated in the heart of the sought-after area of Blackford, this wonderfully bright third-floor retirement apartment has very well-proportioned rooms, overlooking the lovely shared gardens. In a popular retirement development built by McCarthy & Stone and managed by First Port Retirement Scotland, every effort has been made to create a pleasant, secure and supportive living environment for the homeowner.

They can enjoy their independence and privacy with peace of mind knowing that assistance can be provided if required. Age restrictions however do apply – a single owner should be 60+ years whilst for a couple, one should be 60+ and the other 55+.

The accommodation comprises of an entrance hallway, spacious living/dining room, well equipped kitchen, well-sized bedroom with built-in mirrored wardrobe, and contemporary shower room.

The property further benefits from; double glazing, security alarm, secure entry into block, large homeowner's lounge and shared laundry room.

- Sunny living/dining room
- Well equipped kitchen
- Bedroom
- Shower-room
- Double glazing
- Communal lounge and laundry
- Electric fireplace

This property benefits from a factor. Factoring fees are understood to be approximately £1250 per year

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





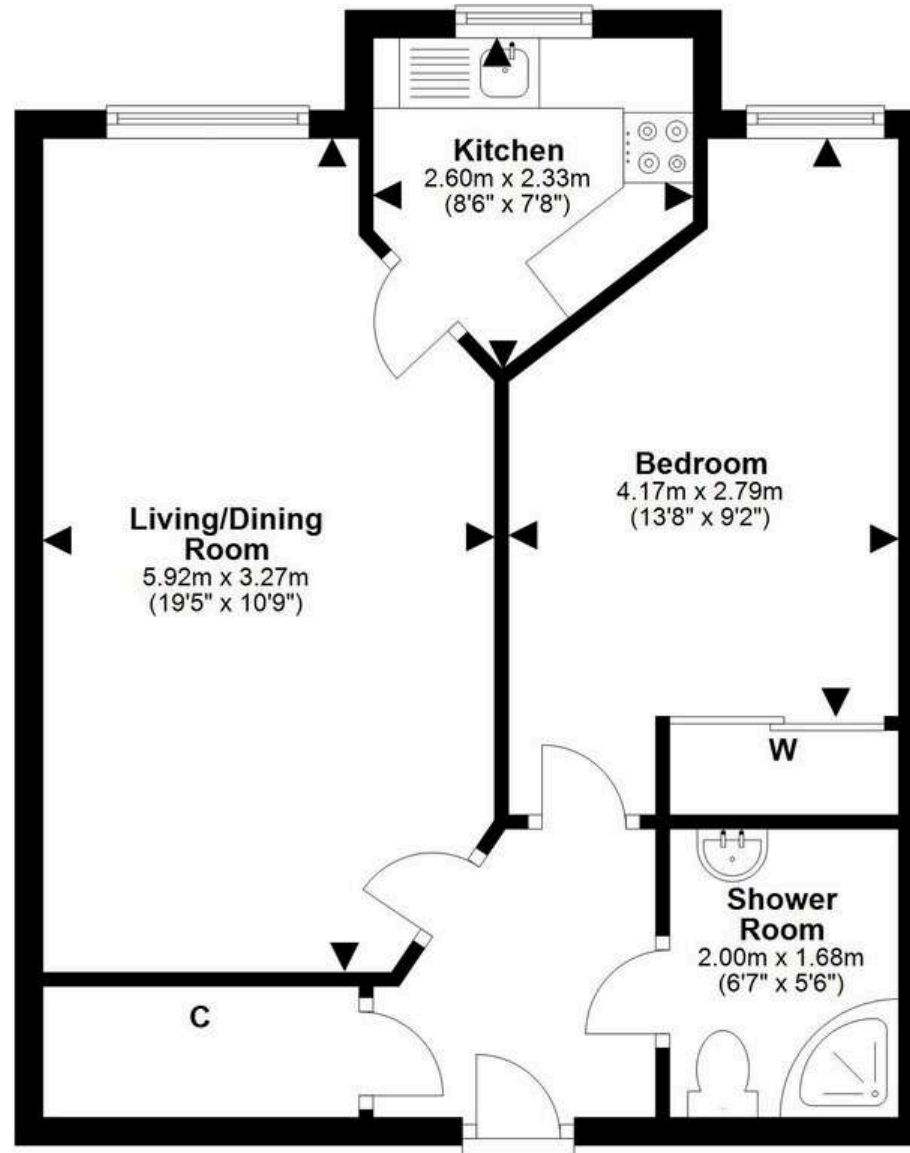
All integrated kitchen appliances and light fixtures are included in the sale.

Other furniture available upon request

EPC Rating D

Blackford is a much sought after area in south Edinburgh which includes Blackford Hill, one of the "Seven Hills of Edinburgh" which has the city's astronomical observatory on it. The area is well served by a good range of local amenities including schools and local shops. Newington, Morningside and Marchmont, with their vast choice of amenities including fashionable bars, cafes and restaurants are within easy reach. Pleasant walks are available at the nearby Blackford Hill and Hermitage of Braid whilst a number of golf courses and the Royal Commonwealth Swimming Pool are close by. An efficient public transport network operates to most parts of the city and surrounding areas.





For details of the total internal floor area, please refer to the Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.