



83/1 Mount Vernon Road
LIBERTON | EDINBURGH | EH16 6JH


warners
solicitors & estate agents



83/1 Mount Vernon Road, Liberton

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Warners are delighted to present this bright and well-proportioned ground-floor retirement flat, offering direct access to beautifully maintained private communal gardens and residents' parking. Situated within a popular and well-established residential area, the property provides comfortable and convenient living in a peaceful setting.

Please note that, as a retirement property, occupancy is restricted to residents aged 60 years and over.

The accommodation comprises a secure shared entrance leading to a welcoming hallway with a useful storage cupboard. There is a spacious and naturally bright sitting room, a separate kitchen with a window providing ample daylight, a well-proportioned double bedroom featuring built-in wardrobes, and a modern shower room.

Further benefits include electric heating, double glazing throughout, well-maintained communal gardens, and residents' parking.

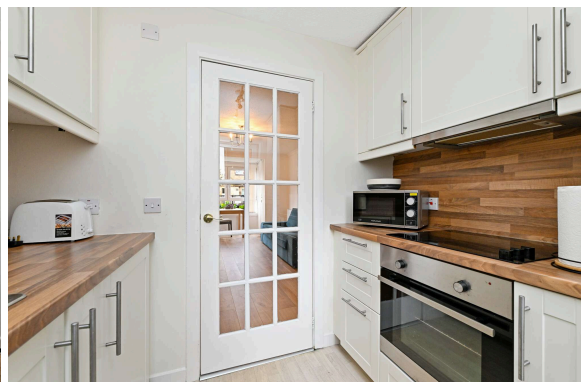
- Bright, well-proportioned ground-floor retirement flat
- Direct access to well-maintained communal gardens
- Spacious sitting room with excellent natural light
- Double bedroom with built-in wardrobes
- Residents parking and secure shared entrance
- Popular, established residential location (60+ age restriction)

All fixtures and fittings will be included in the sale of the property, certain furniture can also be included upon request.

Council Tax Band C and Energy Rating D

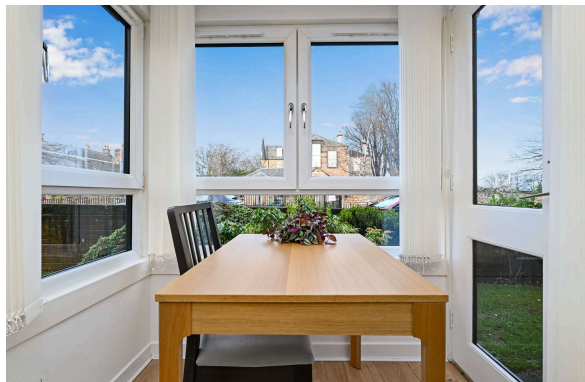
Factor fee is approximately £1,433.19 per annum payable to Taylor & Martin.

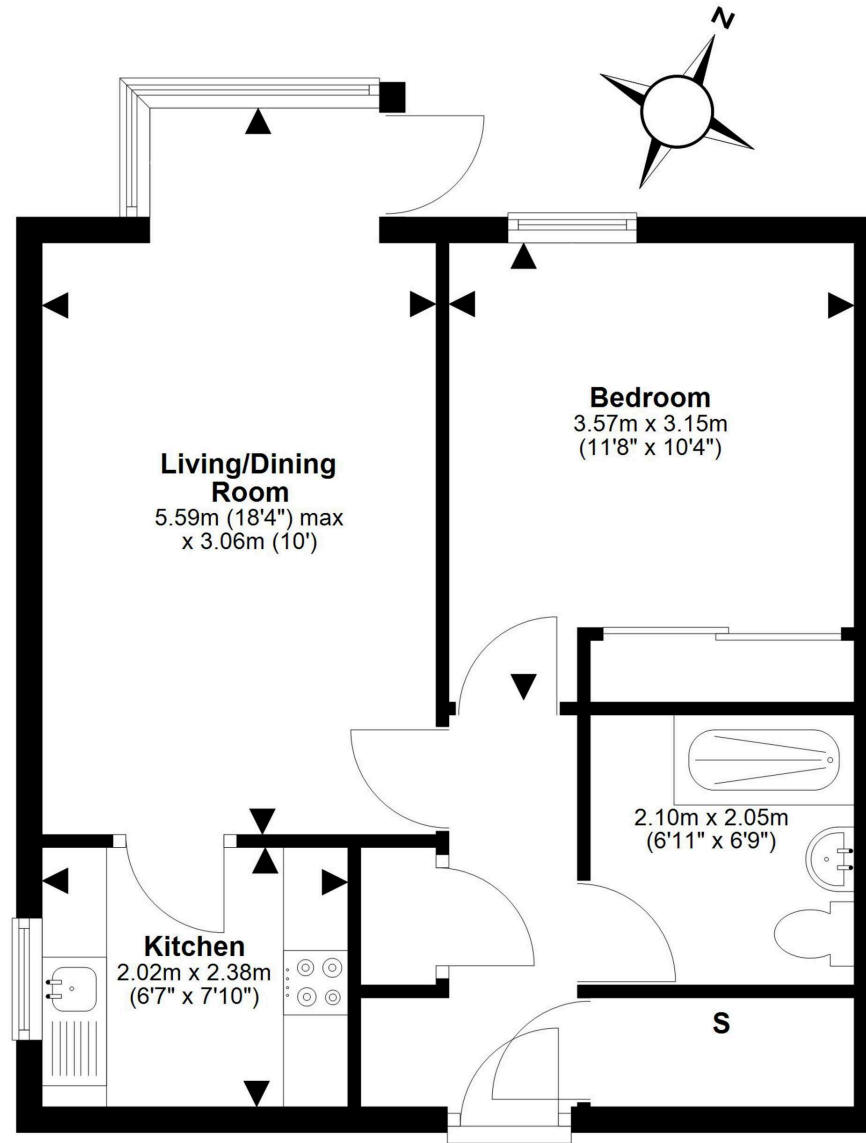
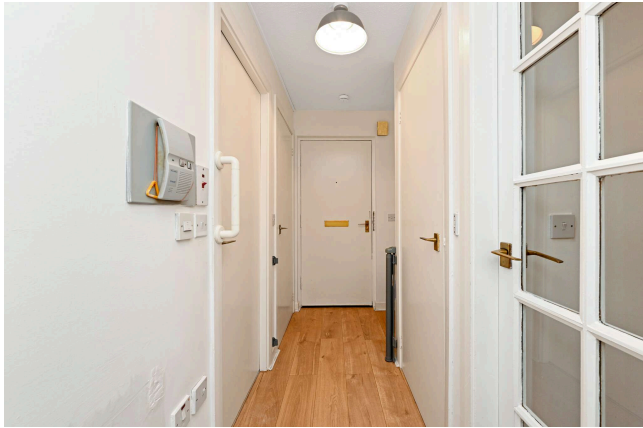
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.





Liberton is a sought after suburb in the south approximately four miles from Edinburgh City Centre. There is a good choice of shopping outlets on hand, with further amenities available at the Cameron Toll Shopping Centre including Sainsburys and a gym. Newington is just a little further afield, with the impressive Straiton Retail Park which includes a Marks and Spencer within easy reach. Schooling is well represented from nursery to senior level and the property is also ideally positioned for those connected to the Royal Infirmary. Regular bus services operate to and from the city centre and to the surrounding areas with the city by-pass ensuring easy access to other outlying districts, Edinburgh Airport and main motorway networks.





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