NEILSONS

Solicitors & Estate Agents



Offers Over

£150,000

27/317 Mayfield Court, West Savile Terrace

Blackford | Edinburgh | EH9 3DT

A fantastic opportunity has arisen to purchase this spacious and bright 2nd floor flat, well positioned within a sought-after retirement development in the popular Blackford area of the city, enjoying lovely views towards Arthur's Seat and Salisbury Crags. Internal viewing is highly recommended to be fully appreciated.

- 1 Bedroom
- 1 Public Room
- 1 Bathroom
- Communal Gardens
- EPC Rating – B
- Council Tax Band - D



Description

The accommodation in brief comprises; secure entry system, lift/stair access, welcoming entrance hallway with built-in storage, well proportioned lounge/dining with Juliet balcony, modern fitted kitchen, light and airy double bedroom with fitted wardrobes and contemporary shower room. Further benefits include electric heating and double glazing.





Extras

All fitted floor coverings blinds and curtains will be included in the sale together with the fridge/freezer and cooker.



Development

The property is surrounded by beautifully maintained communal gardens providing a wonderful spot for relaxation and social interaction. Residents also benefit from a secure entry phone system, convenient lift access to all floors, and a welcoming lounge - a perfect place to foster friendships and enjoy community events. Additional facilities include a fully equipped laundry room, a guest suite for visiting friends or family, and the reassuring presence of a dedicated on-site House Manager, who oversees the day-to-day running of the community. Externally, there's ample parking for both residents and their guests.



This property is exclusively available to purchasers over 60, with the caveat that for a couple, one must be at least 60 and the other at least 55. There's a factoring charge payable to First Port Property Services Scotland Ltd of approximately £800 in advance every six months, with convenient monthly payments also available.

Viewing

Please contact Neilsons on 0131 625 2222.





Location

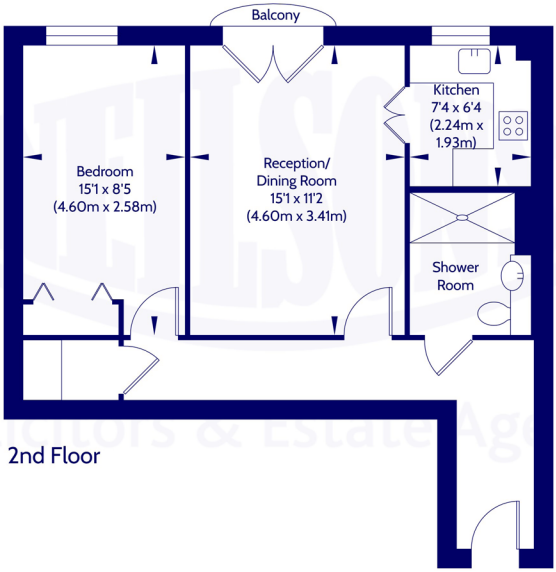


Blackford is a highly regarded residential area situated to the south of Edinburgh City Centre, offering an attractive combination of peaceful surroundings and excellent local amenities. The area is well served by a range of shops, everyday services and recreational facilities, while the neighbouring districts of Morningside, Newington and Marchmont provide an even wider selection of cafés, restaurants, independent shops and essential amenities. For those who enjoy the outdoors, Blackford Hill and the Hermitage of Braid are close at hand, offering beautiful green spaces and pleasant walking routes. A variety of leisure and cultural attractions are also within easy reach, including the Royal Commonwealth Pool, Dominion Cinema and Church Hill Theatre.



Blackford benefits from excellent public transport connections, providing convenient access to Edinburgh City Centre and surrounding areas. For travel further afield, the City Bypass and wider motorway network are also readily accessible. With its leafy setting, strong transport links and excellent range of nearby amenities, Blackford is a particularly appealing location for comfortable and convenient retirement living.

Approx. Gross Internal Floor Area 48 Sq M / 520 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.

Scan the QR code or click here for the virtual 360 tour, floor plan and further information.

NEILSONS

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For helpful, friendly, personal advice, get in touch.

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