

COULTERS[©]

71/3 MOUNT VERNON ROAD

LIBERTON, EDINBURGH, EH16 6JH

 2 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

71/3 Mount Vernon Road is a two-bedroom first floor flat forming part of Liberton Park Court, a retirement development located in the desirable district of Liberton, just south of the city centre.

Internally the accommodation comprises; shared stair with secure entrance way; hall with storage cupboard; bright and spacious sitting room with box bay window and electric fire; separate kitchen with fridge freezer, cooker and washing machine; two well-proportioned double bedrooms both with built-in mirrored wardrobes and shower room.

KEY FEATURES



First floor retirement flat



Two double bedrooms



Well-kept communal grounds



Residents car park



Excellent bus service nearby



Local shops and cafe just a short stroll



The property has electric heating and double glazing is fitted throughout.

The factor for the development is Taylor and Martin and the annual service charges are approximately £360 which includes maintenance of the communal grounds, exterior window cleaning, buildings insurance and 24hr emergency response system with concept pull-cord fitted within the flat. The age requirement is 60. Purchasers must be able to live independently and attend an informal meeting at the point of offering.

There are well-kept communal grounds around the development and private parking is available for residents.



THE LOCAL AREA

Liberton is a popular, primarily residential district situated to the south of Edinburgh's City Centre. There is an abundance of open green spaces nearby including Blackford Hill, Hermitage of Braid and Inch Park which has tennis and padel courts as well as a community sports club. Liberton Bowling Club is less than a five minute walk from the property and keen golfers will be in their element with Liberton and Braid Hills Golf Clubs both in the locale. There is a local café on Kirkgate with further options for coffee shops and restaurants in Newington and Morningside. Daily shopping needs are well-catered for by a nearby Margiotta, whilst Cameron Toll Shopping Centre which houses an Aldi, Sainsbury's, and other high street retailers is only a short distance away. It is ideally located for the Royal Infirmary which is just a six minute drive away. An efficient bus service runs into the city centre from a bus stop situated just a few minutes walk away.

EXTRAS

All curtains, light fittings, fitted flooring and white goods are included in the sale price. Other items may also be available subject to separate negotiation.

GET IN TOUCH



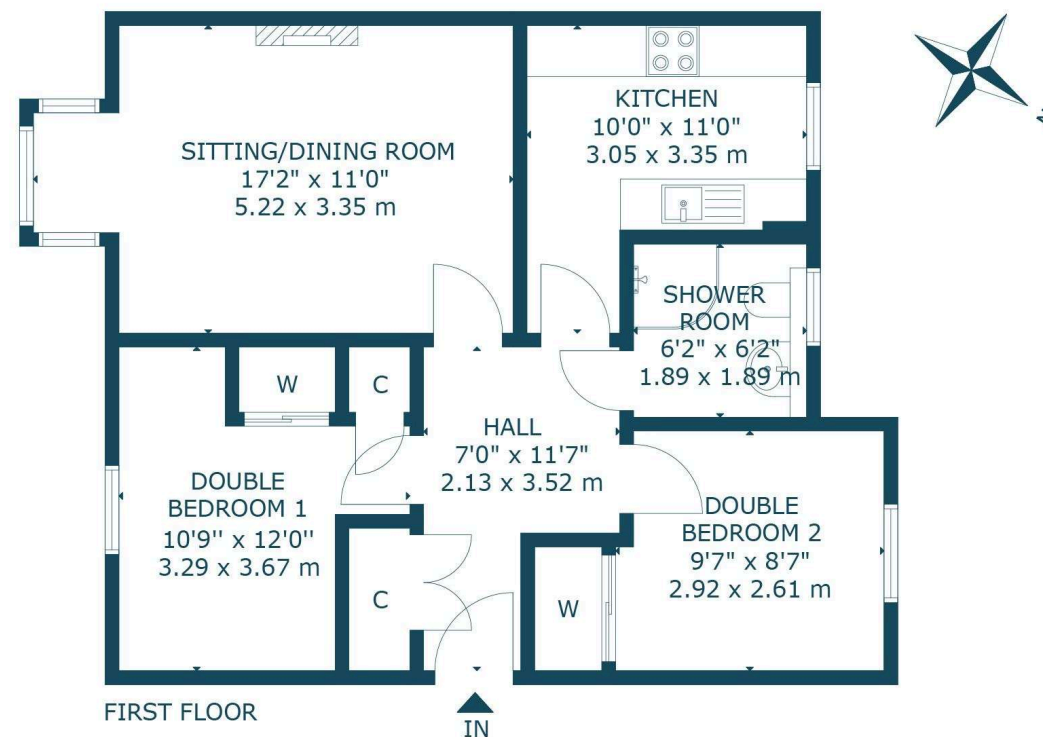
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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 602 SQ FT / 55 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.