



27/407 Mayfield Court, West Savile Terrace, EDINBURGH, EH9 3DT



Welcome

Welcome to Mayfield Court, West Savile Terrace, this charming and most attractive one bedroom retirement apartment offers a perfect blend of comfort, convenience, and style, ideal for those seeking a peaceful and secure living environment. Located within the highly sought after Mayfield Court development on West Savile Terrace within the popular Blackford area of Edinburgh, this beautifully presented property is designed for independent living with the added benefit of on-site assistance if needed. This fourth floor apartment is spacious, well-maintained, and boasts a bright, welcoming atmosphere throughout with stunning views of the iconic Arthur's Seat and Salisbury Crags. Presented to the market in excellent, move in condition, we would recommend an early viewing.

- Reception hallway with a useful Walk in storage cupboard
- Living and dining room
- Fully fitted kitchen
- Stylish shower room
- Double bedroom with built in storage
- Pull cords
- Smart meter, pull cords, electric heating
- Communal gardens
- Residents and visitors parking
- Laundry room and resident's lounge
- Lift access
- Secure entry system
- Age restrictions: for single occupancy, the occupant must be at least 60 years old. For joint occupancy, one of the occupants must be at least 60 years and the other must be at least 55.





Mayfield

Blackford is a highly desirable residential area lying South of the City Centre with West Savile Terrace running between Mayfield Road and Blackford Avenue. There is an abundance of local amenities in the vicinity with further facilities found at the Cameron Toll Shopping Centre. The area offers a wealth of sporting and recreational facilities, including the Festival Theatre and the Royal Commonwealth Pool. Lovely walks may be enjoyed around Arthurs Seat, Blackford Hill, The Hermitage of Braid and Holyrood Park with several well renowned golf courses nearby. The Royal Infirmary is also short journey away. The nearby districts of Newington, the Grange, Morningside and Marchmont are all within easy reach offering a wider range of amenities. A frequent and effective bus service operates close by to many parts of the City and there is also quick and easy access available to the City bypass linking with major motorway networks.

Agent notes

The development is factored by First Port with an approximate annual fee of £1,566 which includes a block buildings insurance. Further information on the factors can be found via the factor's website. Please note, this information is correct at the time of publication, it should always be confirmed at the point of offer.

Get in touch

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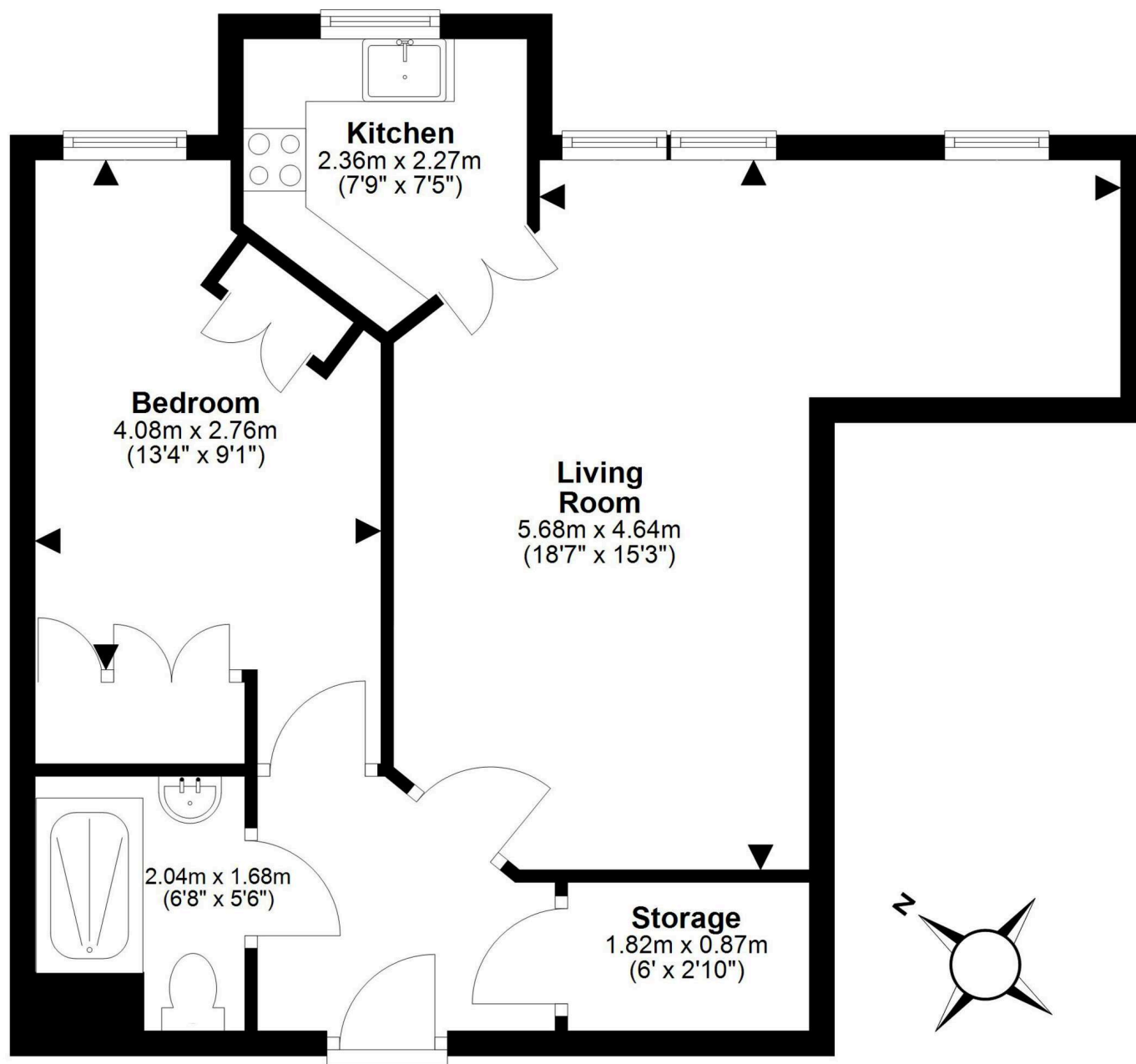
Bruntsfield Office:

103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



CHARTERED FIRM

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



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.