



# HUNTERS

RESIDENTIAL

MORE THAN £10,000  
BELOW HOME  
REPORT VALUATION



Edinburgh

27/313 Mayfield Court, West Saville Terrace, Newington, EH9 3DT

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**Fixed Price £104,995**

Viewing: By appointment through selling agents on 0131 447 4747

## GENERAL DESCRIPTION

A bright and attractive second floor flat set within landscaped gardens and has ample off street parking for residents and guests. The accommodation comprises; reception hall, spacious lounge/dining area with patio doors leading to Juliet Balcony, separate fully fitted kitchen, double bedroom with built in wardrobes and a shower room which benefits from a double shower cubicle, giving ample space for assistance if required. The property has electric white meter heating and is fully double glazed. Externally, entrance into the building is gained via a secure communal entry system. The property is managed by Peverel and there is a monthly charge of around £90.00 paid six monthly which includes building maintenance, garden maintenance and off mutual areas, window cleaning, cleaning of communal areas, heating and lighting of communal areas, house manager, maintenance for the lift, washing machine, security system and 24 hour emergency personal service. The property has a lovely open outlook eastwards towards Arthur's seat and Salisbury Crags.

- Secure communal entry
- Lift to all floors
- Reception hall
- Lounge/dining area
- Kitchen
- Double bedroom
- Shower room
- White meter heating, double glazing
- Landscaped communal gardens
- Residents parking
- 24 hour warden



SKETCH PLAN NOT TO SCALE FOR IDENTIFICATION ONLY.  
The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only. No representation has been made by the seller, the agent or PotterPlans  
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### Local Amenities

Council Tax Band – D

Airport – Edinburgh International Airport is 9.8 miles away.

Trains – Waverley Train Station is 2.1 miles away.

Buses – Public transport is within a comfortable walking distance of the property.

## LOCATION

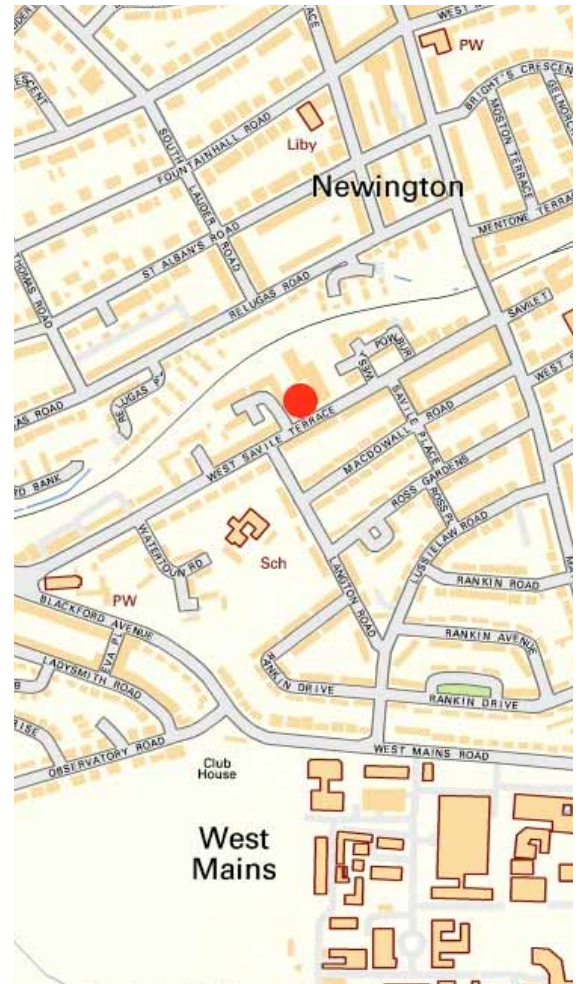
Regular buses operate to all parts of the City and out to surrounding areas whilst motorists can easily gain access to most areas of the City as well as the By Pass leading to major motorway networks, Edinburgh Airport, Forth Road Bridge, South Gyle and Gogar Business Park. Within walking distance of the property there is excellent amenities which include a good selection of specialist shops, Tesco Metro, health care, banks and post office. Cameron Toll Shopping Centre is only a few minutes drive away and has a further selection of supermarket and High Street Stores. Leisure and recreational facilities include a wide choice of bistros, bars, cafés and restaurants serving both traditional and international cuisine, Queen's Hall. Outdoor pursuits in the open areas of the Meadows and Holyrood Park are both easily accessible.

## ACCOMMODATION

LOUNGE/DINING	20'0" x 10'7" (6.1m x 3.2m)
KITCHEN	6'9" 7'6" (2m x 2.3m)
BEDROOM	9'2" x 13'6" (2.7m x 4.1m)
SHOWER ROOM	6'9" x 5'5" (2m x 1.6m)

## NOTE

Whilst these particulars have been prepared as carefully as possible, no guarantee is given to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.





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