



32/4 Mount Vernon Road, Liberton
Edinburgh, EH16 6BY

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Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.
We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.

LOCATION

Liberton is a popular area which lies to the south of the city centre. There is a good range of local shopping including Sainsbury's and banking facilities at nearby Cameron Toll and additional High Street shopping facilities at Straiton Retail Park such as Marks & Spencer, Boots and Ikea and Costco over the road. The city centre is easily accessed by car or bus, approximately fifteen minutes away, and the Royal Infirmary and the University of Edinburgh's King's Buildings are also nearby. Excellent road links are provided by the city bypass giving access to Edinburgh International Airport, the Forth Road Bridge, the Scottish Borders and East Lothian. Good schooling is within easy reach in both the state and private sectors.

DESCRIPTION

Mount Vernon is a well presented, 2 bedroom first floor flat, situated in the well regarded district of Liberton, south of Edinburgh City centre. The well-presented accommodation, which is flooded with natural light, comprises: hallway with storage cupboards off; front facing, bright and spacious living room diner with feature fireplace; kitchen situated to the rear with ample floor and wall mounted storage units; double bedroom 1 to the rear boasting incredible views of Edinburgh Castle; double bedroom 2 and family bathroom with shower over bath. Further benefits include gas central heating; double glazed windows; private garden area to the rear and deep storage cupboard on the ground floor.

EPC RATING

The energy efficiency rating for this property is band C.

COUNCIL TAX

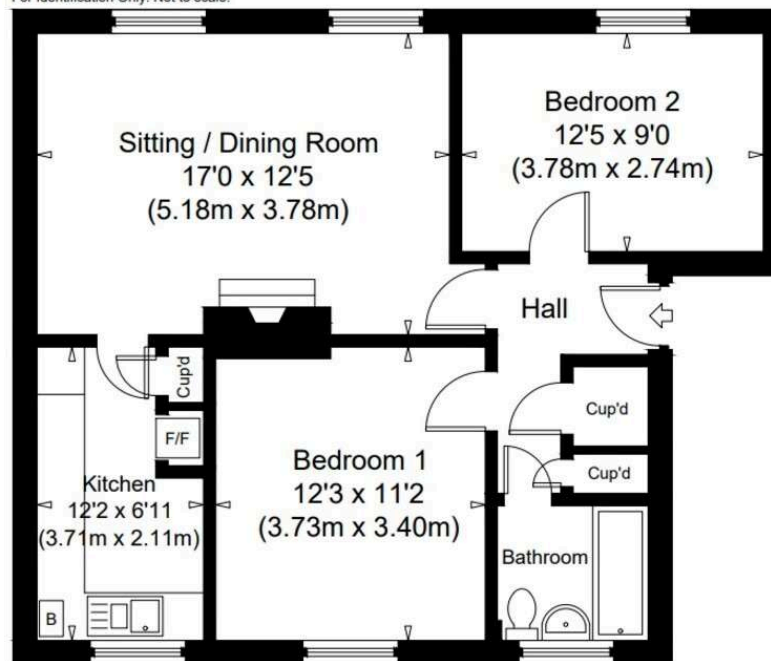
It is our understanding that this property is subject to Council Tax Band B, however, please check with the local authority.

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Approx. Gross Internal Area

678 Sq Ft / 63 Sq M

For Identification Only. Not to scale.



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