



# 10/5 MOUNT ALVERNIA

LIBERTON, EDINBURGH, EH16 6AW



1 PUBLIC



2 BED



1 BATH

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# 10/5

## MOUNT ALVERNIA

This spacious, two-bedroom, first-floor flat forms part of the sought-after Mount Alvernia development in Liberton, situated in easy reach of schooling, transport links, and the local hospital. The property is in excellent decorative order, with light neutral interiors throughout, and it also has generous built-in storage. Furthermore, it has access to private residents' parking and a stunning communal garden that is beautifully landscaped and manicured.

### Features

- Attractive first-floor flat in Liberton
- Part of a popular development
- Light décor and wood-inspired floors
- Central hall with three cupboards
- Bright and elegant living room
- Well-appointed breakfasting kitchen
- Two double bedrooms with wardrobes
- Quality 3pc en-suite shower room
- 3pc family bathroom with handheld shower
- Landscaped communal garden
- Private residents' parking
- Gas central heating and double glazing



EPC Rating - B

Home Report Value - £265,000

For up to date price & viewing  
information contact VMH  
Property or visit us online.

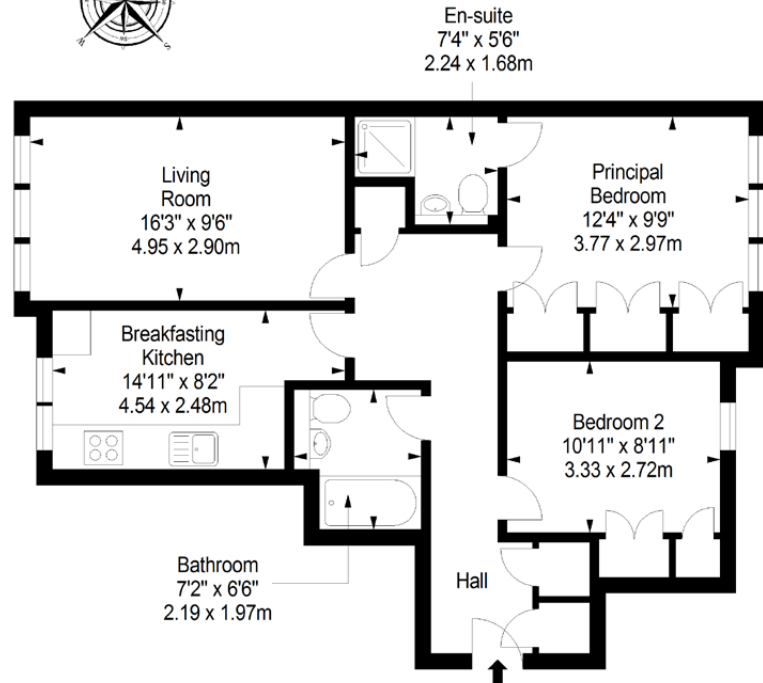


Extras: all fitted floor and  
window coverings, light  
fittings, and integrated  
kitchen appliances (oven,  
gas hob, fridge/freezer,  
dishwasher, and washing  
machine) to be included in  
the sale.



### First Floor

Approx. 73.4 sq. metres (790.1 sq. feet)



Total area: approx. 73.4 sq. metres (790.1 sq. feet)



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CHARTERED FIRM

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