

COULTERS<sup>©</sup>

# 10/3 MOUNT ALVERNIA

LIBERTON, EDINBURGH, EH16 6AW

 1 BED

 1 BATH

 1 PUBLIC



## TAKE A LOOK INSIDE

Tucked away in the beautiful, sought after development of Mount Alvernia is a rarely available, charming, yet spacious one bedroom flat. With a south facing aspect this well-proportioned flat is in good decorative order throughout and provides plenty of storage space.

Accessed by way of a shared entrance, this delightful flat has a practical hall which in turn leads to a lovely double fronted sitting room which is flooded with natural light. The well-equipped breakfasting kitchen also has views to the communal grounds, with wall and base mounted cabinetry and integrated appliances comprising; hob, oven, extractor hood, fridge & freezer.

## KEY FEATURES



Well proportioned, spacious ground floor flat.



Beautifully well maintained communal grounds.



Quiet residential development in popular location.



Generous double bedroom with en-suite.



Residents parking.



Excellent local amenities nearby.



Flanking two walls are substantial fitted wardrobes in the attractive, extremely spacious double bedroom. The en-suite benefits from a bath (with shower over), WC and wash hand basin. A further handy WC is situated off the hall along with two storage cupboards.

The beautiful grounds of Mount Alveria are well tended and engaging. An allocated parking space is available within the development along with 12 communal visitor parking spaces. Unrestricted parking is available on the surrounding streets.



## THE LOCAL AREA

Liberton, situated to the south of Edinburgh's City Centre, is close to the wonderful open spaces of Blackford Hill and The Hermitage of Braid. The Pentland Hills are also easily accessible for outdoor enthusiasts.

Cameron Toll Shopping Centre houses a variety of high-street retailers and a Sainsbury's and Aldi. The Edinburgh University's Kings Buildings and The Royal Infirmary of Edinburgh are both easily accessible from Liberton making it a popular area for people working there.

Regular buses are available on Lasswade Road and Liberton Road travelling towards the City Centre and beyond.

## EXTRAS

All blinds, light fittings, fitted flooring and integrated appliances are included in the sale price. There is a dishwasher which has been disconnected due to lack of use and no warranty can be given for its functionality.

The factor is Hacking & Paterson and the monthly factoring costs are approximately £200 - £250 per quarter.

## GET IN TOUCH



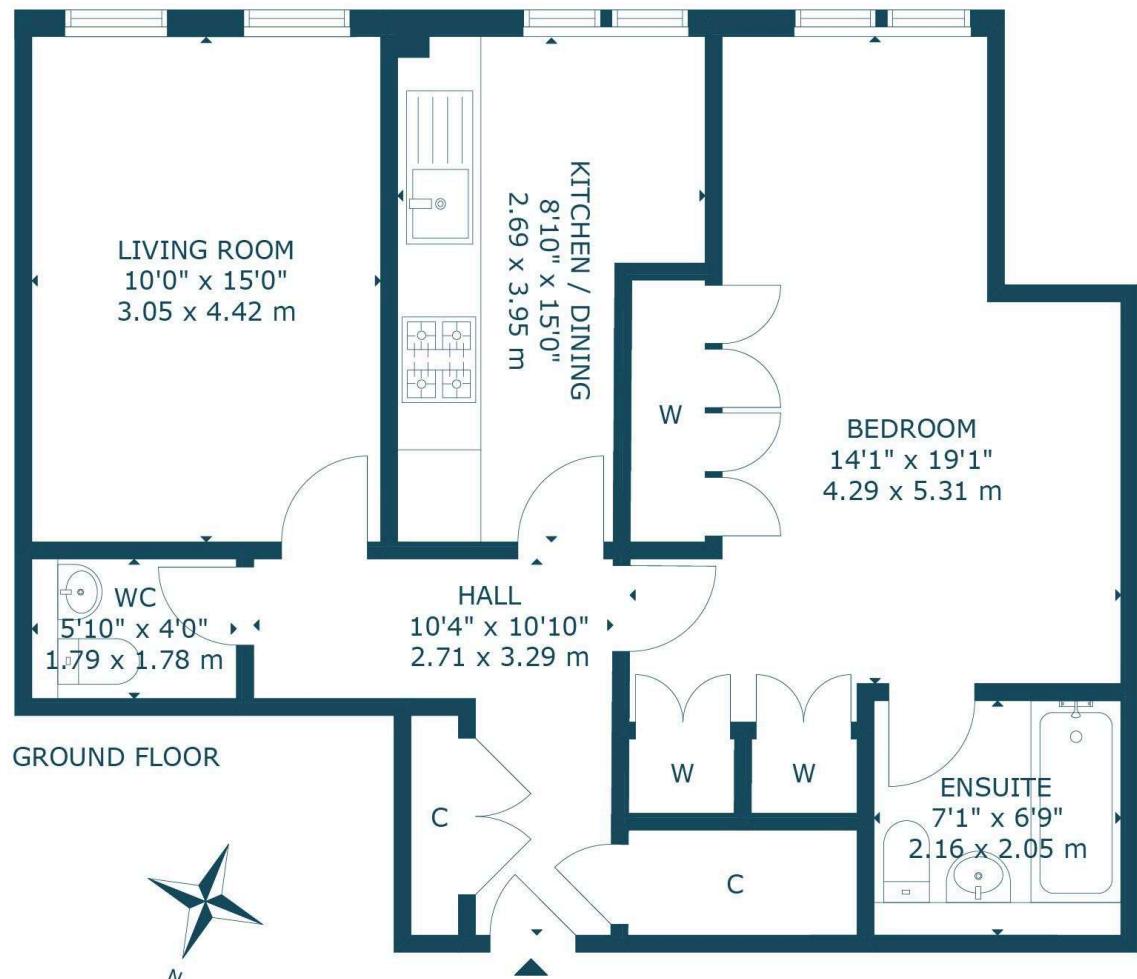
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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL AREA 703 SQ FT / 65 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.