










Offers Over
£255,000

10/1 Mount Alvernia

Liberton | Edinburgh | EH16 6AW

A fantastic opportunity has arisen to acquire this well-presented two bedroom ground floor flat forms part of an attractive modern development in the much sought-after Liberton district. With an allocated parking space and private terrace while being positioned close to local amenities and commuting links, the property will undoubtedly appeal to first-time buyers, young professionals or investors. Early viewing highly recommended.

-  2 beds
-  1 public
-  2 bathrooms
-  Private terrace
Comunal garden
-  Allocated parking space
-  EPC Band - C
-  Council Tax Band - E



Description

Internally, the property is presented in a move-in condition while briefly comprising of; welcoming entrance hallway with an array of storage provisions, bright and spacious lounge with twin windows and room for different configurations, pleasant fully-fitted kitchen/diner with a range of integrated white goods, tiling in splash areas, under-unit lighting and space for a small table and chairs, principal double bedroom with integrated wardrobes and patio doors leading to a private terrace with a wooden deck and a quiet leafy outlook, partially-tiled en-suite shower room with a single cubicle, underfloor heating and heated towel rail, second good sized double bedroom with integrated wardrobes and space for freestanding furniture, and a partially-tiled bathroom suite with an over-bath shower.

The property also benefits from a secure door entry system, gas central heating and double glazing throughout.

The development is factored by Hacking & Paterson with fees of approximately £280 payable per quarter.



Extras

Selected fixtures and fittings, including; integrated gas hob, oven, extractor hood, fridge-freezer, washing machine and dishwasher, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

Gardens and Parking

The property is pleasantly positioned within extensive attractive landscaped grounds which are laid out to lawn with paved patios and seating areas. There is also an allocated parking space and further residential/visitors parking.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

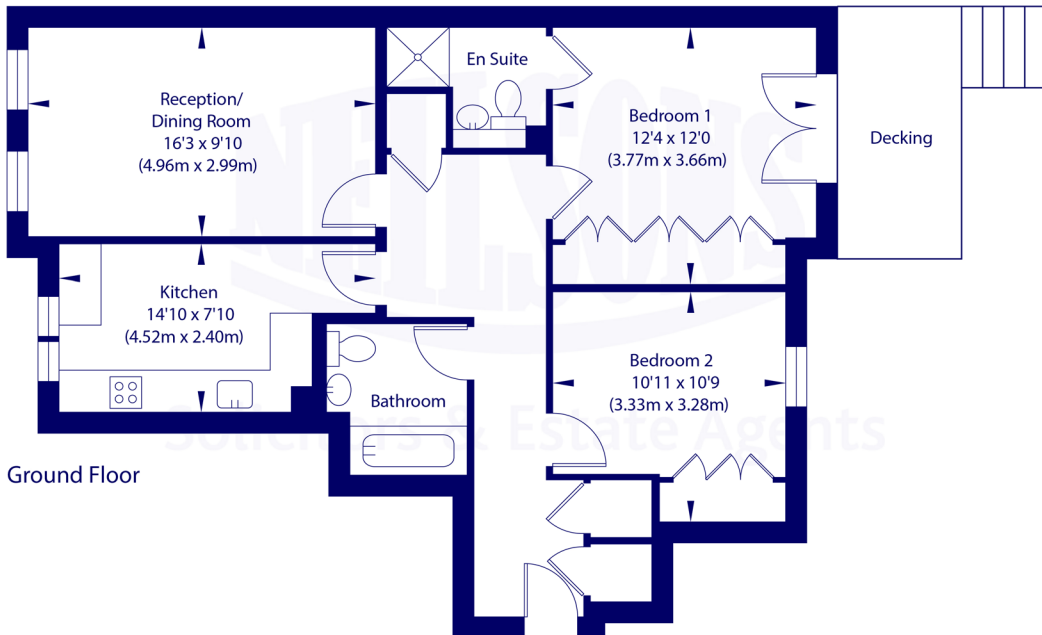
The sought-after residential district of Liberton lies approximately 4 miles to the south of Edinburgh City Centre. The property is conveniently placed for access to excellent local shops with Straiton Retail Park close at hand providing M&S food hall & Sainsbury's. Cameron Toll Shopping Centre is also close at hand providing further shops and services. The area is extremely well serviced by public transport services linking the City Centre and surrounding areas and for the commuter, the Edinburgh City Bypass is close at hand linking the main Scottish motorway network, the Queensferry Crossing and Edinburgh International Airport. Leisure and recreation facilities within the vicinity include the Royal Commonwealth Swimming Pool, Hillend Ski Centre and many beautiful walks in the surrounding Braid and Pentland Hills The Blackford Hills and the Royal Observatory are close at hand and offer a variety of wildlife and nature walks and activities for all the family. Edinburgh University's Kings Buildings and the Edinburgh Royal Infirmary are within easy reach. Good schooling is within easy reach in both the state and private sectors.



Approx. Internal Area 71.35 Sq M / 768 Sq Ft.

Not to scale. For identification only.

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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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