

Jardine Phillips
Solicitors • Estate Agents

LIBERTON

9/3 MOUNT ALVERNIA
EH16 6AW



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EPC RATING: C

OFFERS OVER £265,000

PROPERTY DESCRIPTION

- Welcoming L shaped hallway with three handy storage cupboards
- Spacious but cosy living room with feature fireplace and French doors to the rear terrace
- Good sized kitchen/dining room with wide range of wood effect units & integrated appliances, together with space for dining
- Generous master bedroom suite with French doors out to the terrace, a wealth of fitted storage and access to the
- Ensuite shower room with large walk in shower and built in vanity sink unit & wc
- Second double bedroom with fitted wardrobes – perfect for guests or working from home
- Bathroom with large walk in shower and built in vanity sink unit & wc
- Gas central heating from combi boiler located in the hallway
- Upvc double glazed windows & doors
- Private rear terrace, accessed from both the living room and the master bedroom, with astro turf making it easily maintained and lots of space for sitting out & relaxing. There are also steps down to the expansive, attractive landscaped gardens
- Allocated parking space and visitors' spaces
- Hacking & Paterson maintain the development for a fee of approx. £90 pcm to cover maintenance of the building & grounds, stair cleaning and block buildings insurance



VIEWING

Sun 2-4pm or please call

Jardine Phillips

0131 4466850





BEAUTIFULLY PRESENTED TWO BED TWO BATH GROUND FLOOR FLAT WITH PRIVATE TERRACE IN POPULAR DEVELOPMENT

Tucked away in this sought after prestigious development, this charming apartment has been well maintained and decorated, with plenty of storage space. It has the added bonus of a private rear terrace providing a lovely space for relaxing outdoors overlooking the manicured communal rear gardens. With excellent transport links nearby and great local shopping within walking distance, this would be a perfect home for people wishing to downsize or young professionals looking for the quiet life with easy access into the city centre.

AREA

Liberton is a popular area in the south of the city. The property is conveniently placed for access to great local shops, with Straiton Retail Park close at hand providing an M&S food hall & Sainsbury's. Cameron Toll Shopping Centre is also a short drive or walk away providing further retail outlets. The area is extremely well serviced by public transport linking the city centre and surrounding areas, with the City Bypass close at hand linking the main motorway network, the Queensferry Crossing and Edinburgh International Airport. Leisure & recreation facilities within the vicinity include the Royal Commonwealth Pool, Midlothian Snowsport Centre and many golf courses. There are beautiful walks in the surrounding Braid Hills, Pentland Hills, Blackford Hills and the Royal Observatory. Edinburgh University's Kings Buildings and the Edinburgh Royal Infirmary are both within easy reach. There is also good schooling in the area.

EXTRAS

The blinds/curtains, light fittings, electric hob, electric oven, cooker hood, dishwasher, integrated fridge freezer & washing machine are included in the sale.

HOME REPORT VALUATION

£270,000

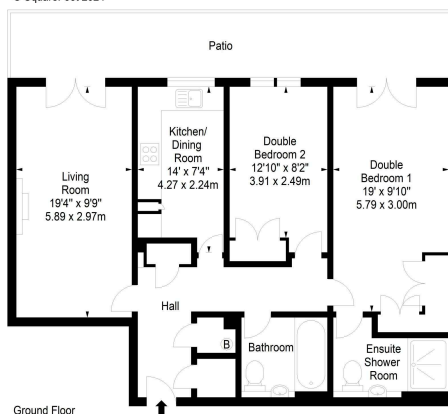


Living room	19'4 x 9'9 (5.89 x 2.97m)
Kitchen/dining room	14' x 7'4 (4.27 x 2.24m)
Bedroom 1	19' x 9'10 (5.79 x 3.00m)
Bedroom 2	12'10 x 8'2 (3.91 x 2.49m)

Mount Alvernia,
Edinburgh,
Midlothian, EH16 6AW



Approx. Gross Internal Area
889 Sq Ft - 82.59 Sq M
For identification only. Not to scale.
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Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer.

While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally.

None of the services or appliances within the property have been tested by the Selling Agents, therefore no warranty can be given as to their condition.

No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.

