







## Welcome

Welcome to Lasswade Road, this luxury "B" listed three bedroom villa, with the potential to convert the attic room into a fourth bedroom subject to the necessary planning. This charming property forms part of the exclusive factored Mount Alvernia, AMA development, located in the immaculate grounds of a converted convent building, located in Edinburgh's desirable Liberton district offering bright and spacious accommodation perfectly suited to the growing family or professional couple. The property boasts a sleek modern interior, has its own allocated parking space and a delightful private patio. The property is ideally located in a sought-after area situated to the south of Edinburgh city centre, close to many local amenities, schooling and swift transport links. Presented to the market in immaculate order throughout, we would recommend an early viewing.



- Welcoming reception hallway.
- Beautiful, bright and spacious living room.
- Superb dining kitchen fully equipped with a range of wall and base units, integrated appliances, centre island, Smeg range style cooker.
- Upper landing office space/ reading area.
- Attic room with pool table included, accessed by a retractable ladder, with the potential to convert into a fourth bedroom subject to the necessary planning.
- Two double bedrooms, both with en suite facilities and built in wardrobe storage.
- Third bedroom located on the ground floor currently used as a dining room with direct access to the private patio.
- Convenient cloaks located on the ground floor, wash hand basin and WC.
- Gas central heating - boiler located in the attic room.
- Double glazed windows.
- Allocated parking space.
- Landscaped communal garden areas, bike shed.









## Liberton

The Mount Alvernia development is situated off Lasswade Road, in the popular Liberton district of Edinburgh which lies to the south of the City Centre. Liberton offers easy access to a good assortment of pleasant outdoor spaces including The Braid Hills, Pentland Hills, Duddingston Loch and Bird Sanctuary. There are a variety of leisure opportunities in the surrounding area including Liberton and Braid Hills Golf Courses with Gracemount Leisure Centre with gym and swimming pool just a short distance away. There are excellent commuter links to Edinburgh City Centre and beyond via the City Bypass and a frequent bus service. Schooling is well-represented from nursery to senior level. There are day to day shops within Liberton and a Morrisons supermarket and Aldi are located on Gilmerton Road. Further amenities can be found at Straiton Retail Park which is only a short drive away and offers a wide range of high street stores, including a Marks and Spencer food outlet, a large Asda superstore, a Costco Wholesale store and Ikea

## Agents notes

The integrated kitchen appliances, curtains, blinds and fitted floor coverings are included. The development is factored by Hacking & Paterson with an approximate annual fee of £1,660 including buildings insurance. Further information on the factors can be found via the factor's website. Please note, this information is correct at the time of publication, it should always be confirmed at the point of offer.









# Get in touch

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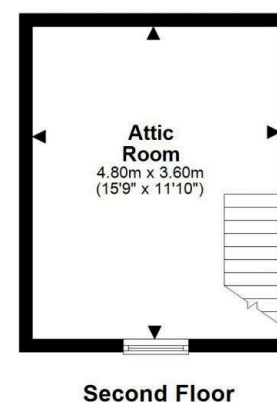
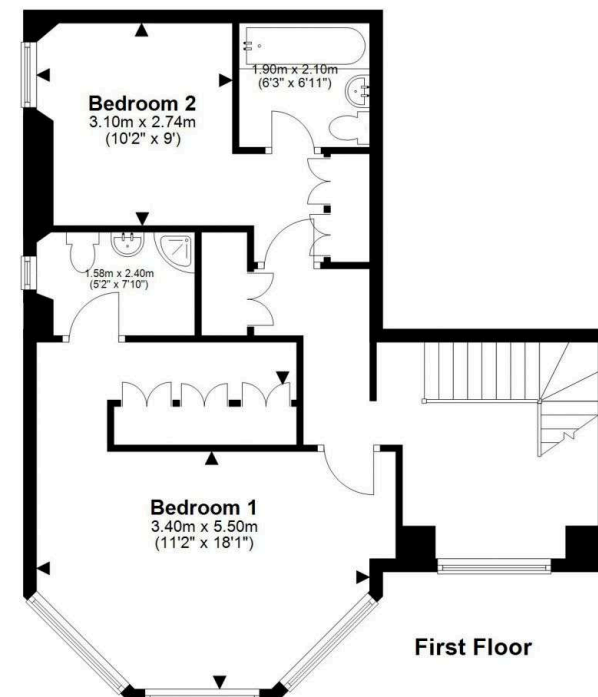
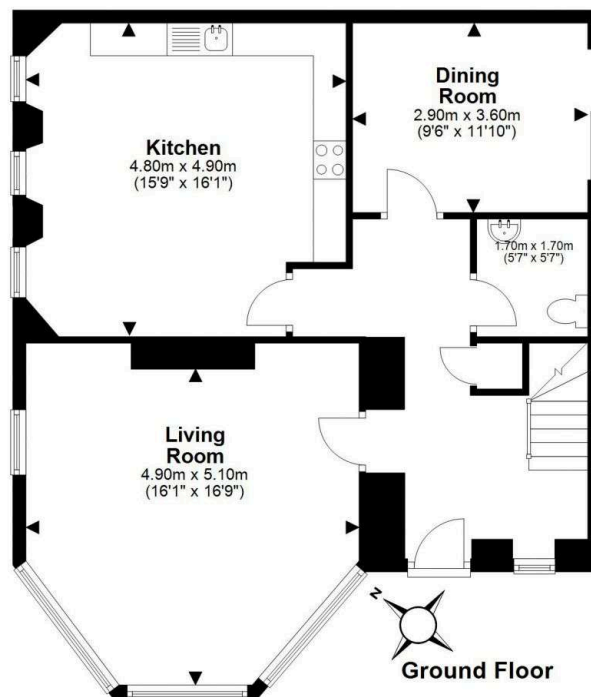
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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.  
For details of the internal floor area, please refer to the Home Report.