



55 Mount Vernon Road, Edinburgh, EH16 6JG

*Delightful three-bedroom semi-detached villa with private front & rear gardens, driveway and garage*

URQUHARTS  
EDINBURGH





## DESCRIPTION

55 Mount Vernon Road is a delightful three-bedroom semi-detached villa with private front and rear gardens, driveway and garage. Situated in the popular Liberton area, the location has excellent local amenities and schools and is a convenient distance to the city centre & surrounding areas. The property has been well-maintained over the years by the current owners however would now benefit from some upgrading throughout (with potential to extend subject to consents).

Entrance vestibule and welcoming hallway; spacious bay windowed living room overlooking the front garden with gas fireplace; bright south-facing dining room with direct access to the rear garden; fitted kitchen with wall and base units and appliances, leading to the utility room, rear garden and garage. On the upper level, two good sized double bedrooms; bedroom three, which could also be used as a home office; and a bathroom with three-piece suite and storage area above.

## ACCOMMODATION

Entrance vestibule & hall. Living room. Dining room. Kitchen and utility room. Three bedrooms. Bathroom.

Gas central heating. Mixture of single and double glazing. Well-maintained front and rear gardens with mature borders, patio area and apple tree. Driveway and single car garage.



## LOCATION

Liberton is a popular residential area which lies approximately three miles southeast of the city centre. Local shops and services cater for everyday needs, and a short drive away there is Cameron Toll Shopping Centre with a range of shops and a Sainsbury's supermarket, and Straiton Retail Park with a variety of larger retail shops including Marks & Spencer Food Hall. Recreational facilities include Blackford Hill and the Hermitage of Braid for lovely walks, Gracemount Leisure Centre with pool and fitness complex, The Braid Hill Golf Course and driving range, Liberton Golf Course, Craigmillar Park Golf Club and Tower Farm Riding Stables. The Royal Infirmary of Edinburgh is also within easy reach. Regular buses run to and from the city centre and surrounding areas,





and the City Bypass can be easily reached giving quick access to the main motorway network, Edinburgh Airport and The Forth Road Bridge/Queensferry Crossing. Catchment schools include Liberton Primary and High School and St John Vianny RC Primary and Holyrood RC High.

### **INCLUDED IN SALE**

All fitted floor coverings, light fittings, curtains & blinds, and kitchen appliances.

### **PRICE AND VIEWING**

For price and viewing arrangements please contact Urquharts 0131 556 2896

### **HOME REPORT**

The Home Report is available at [www.espc.com](http://www.espc.com) or by contacting Urquharts Property on 0131 556 2896 or email: [property@urquharts.co.uk](mailto:property@urquharts.co.uk). All interested parties are advised to view the Home Report prior to viewing the property.

The property has a Council Tax Band **E**  
The property has an Energy Rating Category **D**  
Tenure Freehold

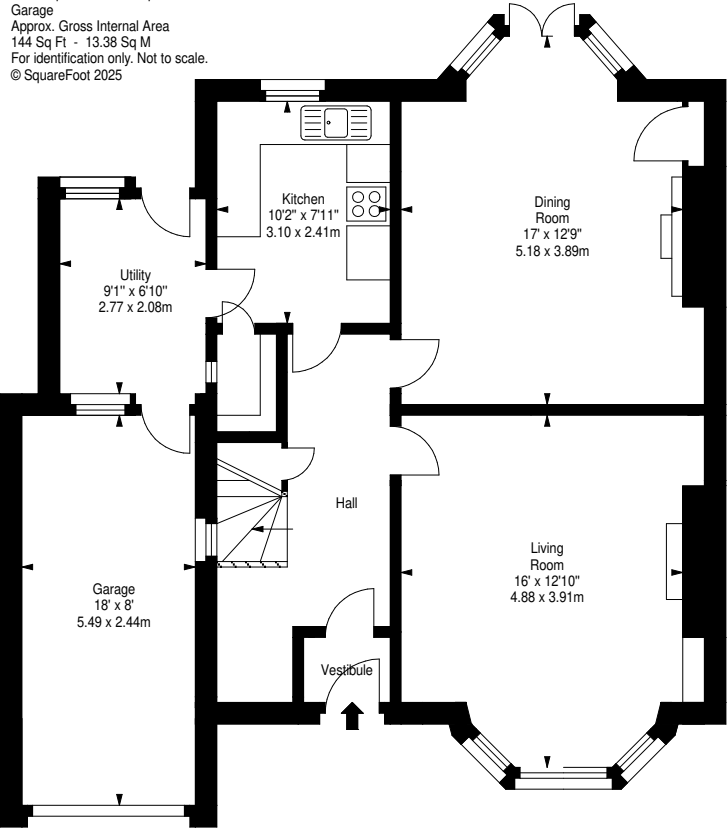




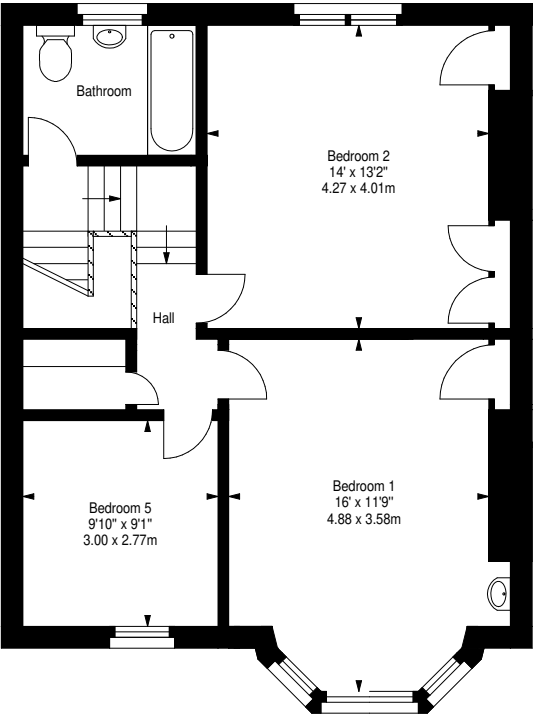
Mount Vernon Road,  
Edinburgh,  
Midlothian, EH16 6JG



Approx. Gross Internal Area  
1350 Sq Ft - 125.42 Sq M  
Garage  
Approx. Gross Internal Area  
144 Sq Ft - 13.38 Sq M  
For identification only. Not to scale.  
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Ground Floor



First Floor



## NOTES

1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.

2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.  
3. All measurements are approximate and any plans are for guidance only and are not guaranteed.  
4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.  
5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this

has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.

6. These particulars are not intended to nor will they form part of any contract.

7. A Home Report is available upon request from Urquharts Property – please email [property@urquharts.co.uk](mailto:property@urquharts.co.uk).