



10/6 Mount Alvernia  
Liberton, EH16 6AW

**Deans**   
Solicitors & Estate Agents LLP



## FIRST FLOOR APARTMENT

- Living/Dining Room
- Breakfasting Kitchen
- Two Bedrooms
- En-Suite Shower Room
- Family Shower Room
- Gas Central Heating & Double Glazing
- Allocated Parking Space
- Communal Garden Grounds
- EPC Rating - B



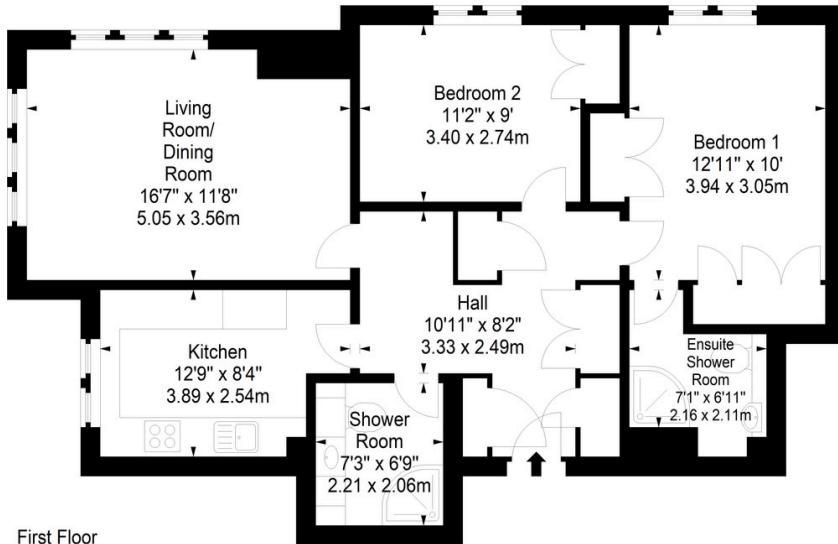
Forming part of a quiet, exclusive, and well-established development, this stylish first-floor apartment is located in the highly sought-after area of Liberton. The location offers the perfect balance between city living and outdoor lifestyle—within easy reach of the trendy South Side, known for its vibrant mix of cafés, bars, and independent shops, as well as beautiful green spaces such as the Braid Hills and nearby golf courses. The City Bypass is easily accessible, providing convenient routes both north and south, while excellent public transport links offer frequent services into the city centre. In move-in condition, the property has been recently redecorated to a high standard and would make an ideal home for young professionals. The beautifully presented accommodation comprises: a secure entry phone system, a welcoming entrance hallway, an attractive living/dining room with two large picture windows providing excellent natural light throughout the day, and a contemporary breakfast kitchen fully fitted with high-quality German Neff appliances. There is a lovely master bedroom with built-in wardrobes and an en-suite shower room, a further double bedroom also with built-in wardrobes, and a modern family shower room with fitted wall units. The property is set within beautifully manicured communal gardens to the front and rear and benefits from an allocated parking space, along with additional visitors' parking. Further features include gas central heating and double glazing throughout. Included in the sale are all fitted floor coverings, as well as the oven, hob, fridge-freezer, dishwasher and washing machine. All appliances are sold as seen with no warranty provided.



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Approx. Gross Internal Area  
838 Sq Ft - 77.85 Sq M  
For identification only. Not to scale.  
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**Disclaimer:** Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic 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 Scottish 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 Scottish Standard Clauses.