



## Ground Floor Flat

10/4 Mount Alvernia, Lasswade Road, Edinburgh, EH16 6AW



**McSparran McCormick**

SOLICITORS, NOTARIES & ESTATE AGENTS



## DESCRIPTION & LOCATION

This attractive 2 bedroom ground flat forms part of a unique part conversion and part new build development within the highly sought after Liberton area of Edinburgh, surrounded by attractive communal gardens and offering spacious accommodation and excellent storage throughout.

The property is accessed via a security entry door and shared carpeted hallway, with the private entrance hall providing direct access to main apartments as well as two handy storage cupboards. There is a spacious lounge with ceiling coving, fitted carpeting and feature French doors leading directly to a raised patio and the communal gardens. The lounge is part open plan to the dining room, which offers adequate space for a full sized dining table and chairs and which can also be accessed directly from the entrance hall. The kitchen is well fitted out with a range of modern base and wall mounted storage units, incorporating worktop surface areas, stainless steel sink and drainer as well as an integrated hob, oven and extractor hood.

There are two double sized bedrooms with fitted carpeting and fitted wardrobes. The main bedroom also has access to an en suite shower room with a modern 3-piece suite installed comprising WC, vanity style wash hand basin and shower cubicle. A separate family bathroom also has a modern 3-piece suite installed comprising WC, vanity style wash hand basin and twin hand railed panelled bath. The property further benefits from having gas central heating and double glazing.

Externally the property sits within an extensive area of landscaped communal garden ground, which as noted above can be accessed direct from the flat. The gardens are mainly laid in lawn with well stocked shrub bed borders and a number of feature trees.

Liberton is a much sought after district to the south of Edinburgh, approximately four miles from the city centre. There is a wide range of local shopping closeby, with more extensive amenities including a Sainsbury's supermarket available at Cameron Toll Shopping Centre and a Marks & Spencer outlet at Straiton Retail Park. Both primary and secondary schooling is catered for within the area, whilst regular bus services connect with the city centre and to the surrounding areas. The nearby city by-pass allows for easy access to other outlying districts, Edinburgh Airport and main motorway network.

## MEASUREMENTS

ENTRANCE HALL

22'8" x 8'2"

LOUNGE

17'7" x 9'11"

DINING ROOM

11'2" x 8'1"

KITCHEN

12'0" x 9'11"

BEDROOM ONE

17'7" x 9'10"

EN SUITE SHOWER ROOM

7'6" x 5'10"

BEDROOM TWO

11'2" x 8'10"

BATHROOM

6'11" x 6'9"

## EPC

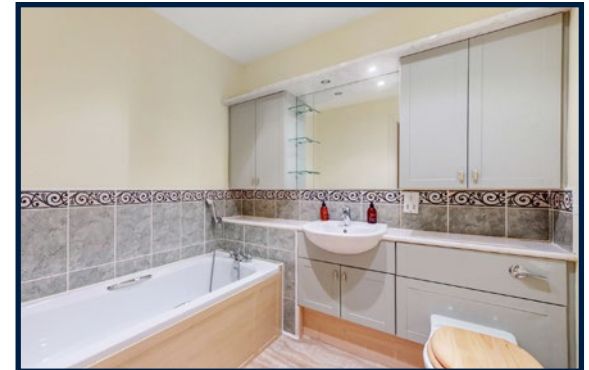
Band "C"

## VIEWING

McSparran McCormick 0141-248-7962

## DATE OF ENTRY

Negotiable

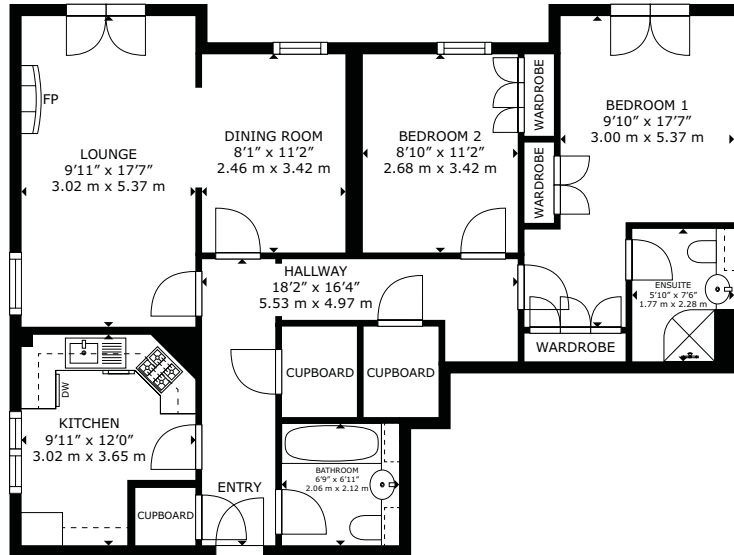


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GROSS INTERNAL AREA  
FLOOR PLAN: 974 sq. ft., 90 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.  
Produced by Plushplans



espc

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