

LIBERTON

30 MOUNT VERNON ROAD
EH16 6BY



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EPC RATING: C

OFFERS OVER £250,000

PROPERTY DESCRIPTION

- Hallway with staircase to upper level with storage, stripped wooden flooring and two storage cupboards on the upstairs landing
- Spacious dual aspect living room with dining area, double doors lead into
- Bright breakfasting kitchen with selection of fitted units & appliances, double doors to the rear walled garden
- Two well-proportioned double bedrooms – both with built in wardrobes
- Fully tiled modern white bathroom suite comprising of large walk in shower room, sink & wc
- Recently upgraded gas central heating from combi boiler located in kitchen
- Upvc double glazed casement windows
- Large side and rear garden with lawned areas, tiled patio, flower beds & shed
- Off street parking



VIEWING

By Appointment pls call

Jardine Phillips

0131 4466850



STUNNING SEMI-DETACHED FAMILY HOME WITH 2 LARGE BEDROOMS AND EXTENSIVE SIDE AND BACK GARDENS IN LIBERTON

Located in this popular area, this semi-detached property has been a well-loved family home for many years. It comes with a large plot of land with the potential to extend or build to the side. There are local amenities on your doorstep, together with excellent transport links into the city centre and a few minutes' drive from Cameron Toll and Straiton Retail Park for all your shopping needs. Also access to good schools and leisure facilities in the vicinity.

AREA

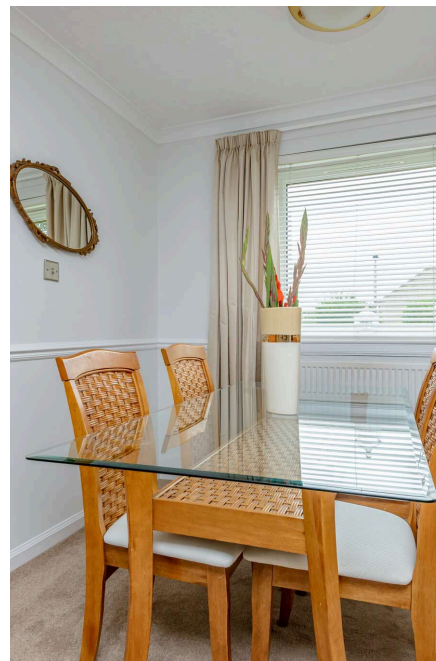
Mount Vernon Road runs between Kirk Brae and Gilmerton Road. Liberton is a desirable residential area located on the south side of the city. The area is leafy & residential yet is within easy reach of the city centre via regular public transport services and is less than five minutes from the city by-pass. It is a popular and attractive place to live surrounded by lovely open spaces in which to enjoy the outdoors, including walks along Ellen's Glen, Liberton Park and Hermitage of Braid and Blackford Hill Local Nature Reserve. It also benefits from good access to Edinburgh University King's Buildings, as well as the Royal Infirmary. Straiton retail park and Cameron Toll Shopping Centre are both within a few minutes by car and plays host to popular eateries and a wide range of high street stores & supermarkets. Morrisons and Aldi Supermarket can be found off Gilmerton Road.

EXTRAS

The blinds/curtains, light fittings, gas hob, oven, fridge and washing machine are included in the sale.

HOME REPORT VALUATION

£270,000

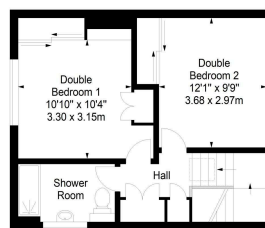


Lounge/dining room	18'5" x 13'11" (5.61 x 4.24m)
Kitchen	11'9" x 8'1" (3.58 x 2.46m)
Bedroom 1	10'10" x 10'4" (3.30 x 3.15m)
Bedroom 2	12'1" x 9'9" (3.68 x 2.97m)
Shower room	

Mount Vernon Road,
Edinburgh,
Midlothian, EH16 6BY



Approx. Gross Internal Area
832 Sq Ft - 77.29 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 dosing date. The sellers reserve the right to sell without imposing a dosing 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.

