

9 (flat 7) Mount Alvernia, Liberton, Edinburgh, EH16 6AW



## 9 (flat 7) Mount Alvernia | Liberton | EH16 6AW

### Description

Tucked away in this sought after prestigious development, this charming and generously proportioned third floor apartment offers versatile living space which has been well maintained and decorated to a good standard. 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.

- Central reception hallway
- Living room
- Well equipped kitchen
- Dining room/double bedroom 3
- Master bedroom with fitted wardrobes and en-suite
- Double bedroom 2
- Principal bathroom
- Gas central heating and double glazing
- Communal landscaped grounds
- Private parking space

### Extras

The blinds, curtains, oven, hob, dishwasher, washing machine, fridge/freezer and the mirror in the livingroom are included. Additional items of furniture may be available by separate negotiation.

### Factor

The development is factored by Hacking & Paterson for approx. £137 per calendar month according to the vendor. This includes block buildings insurance and maintenance of communal areas.

EPC Rating: B

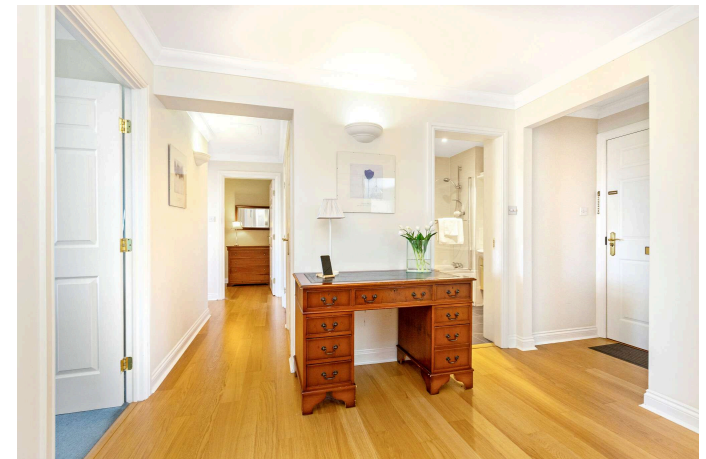


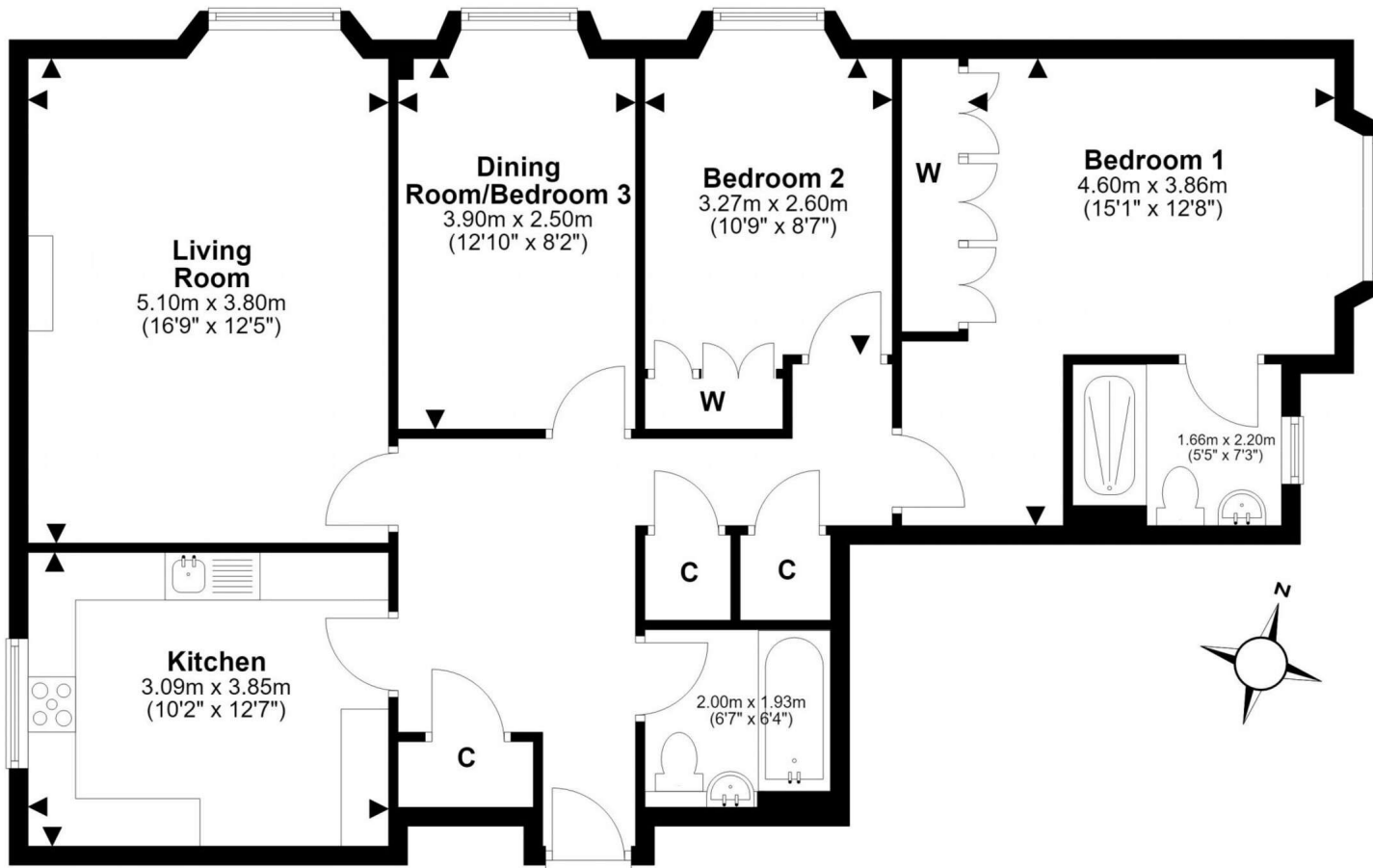
## Location

Liberton is a popular, primarily residential district situated to the south of Edinburgh's City Centre. There is an abundance of open green spaces nearby including Liberton Public Park, Blackford Hill and Hermitage of Braid. Liberton Bowling Club is little over a five minute walk from the property and keen golfers will be in their element with Liberton and Braid Hills Golf Clubs both in the locale. There is a nearby Post Office and a local cafe on Kirkgate with further options for coffee shops and restaurants in Newington and Morningside. Daily shopping needs are well-catered for by a nearby Margiotta, whilst Cameron Toll Shopping Centre which houses an Aldi, Sainsbury's, and other high street retailers is only a short distance away. It is ideally located for the Royal Infirmary which is less than a five minute drive away. An efficient bus service runs into the city centre from a bus stop situated just a few minutes walk away. The property falls within the catchment area for well-regarded state schools whilst those seeking private education, George Watson's College, George Heriot's School, and other schools are all within easy reach, offering exceptional independent schooling options.

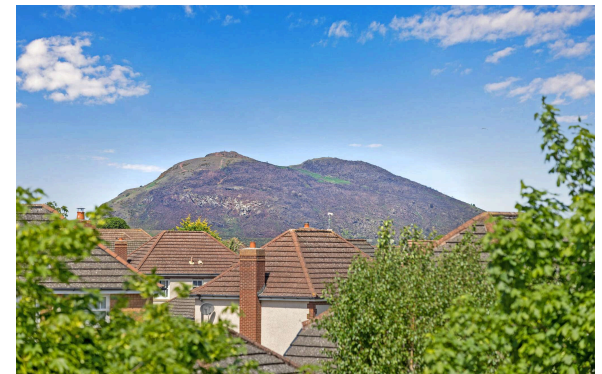
## Price and Viewing

For price and viewing information or further details on this property please contact us on 0131 557 3188.





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.



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