



FLAT 9, 17 MOUNT ALVERNIA

LIBERTON, EDINBURGH
EH16 6AW



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VIEWINGS: BY APPOINTMENT
TELEPHONE CULLERTON'S ON

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Property Summary

Occupying the second floor of an attractive development in Liberton, this bright and spacious three-bedroom flat combines leafy views with city convenience. A welcoming hall with useful storage leads to a generous dual-aspect living and dining room and a well-appointed kitchen. The principal bedroom benefits from extensive fitted wardrobes and an en-suite shower room, while the remaining bedrooms offer flexibility for guests, children, or home working. A family bathroom with a shower-over-bath completes the accommodation. Outside, residents enjoy beautifully maintained shared garden grounds with mature trees and planting and residents' parking, creating a peaceful setting within easy reach of Edinburgh.

Extras: All fitted floor and window coverings and light fittings are included.

Features

- Three-bedroom second-floor flat in Liberton
- Close to transport links
- Welcoming hall with built-in storage
- Generous dual-aspect living and dining room
- Well-appointed kitchen
- Principal bedroom with en-suite shower room
- Second double bedroom
- Versatile third bedroom or study
- Family bathroom with shower-over-bath
- Gas central heating and double glazing
- Beautifully maintained shared garden grounds
- Residents' parking in the development
- Home Report Value - £285,000





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*Principal bedroom with en-suite
shower room*







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*Second double bedroom,
versatile third bedroom or study
and a family bathroom*







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ESTATE AGENTS | PROPERTY CONSULTANTS

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EDINBURGH, EH3 5AQ

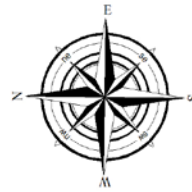
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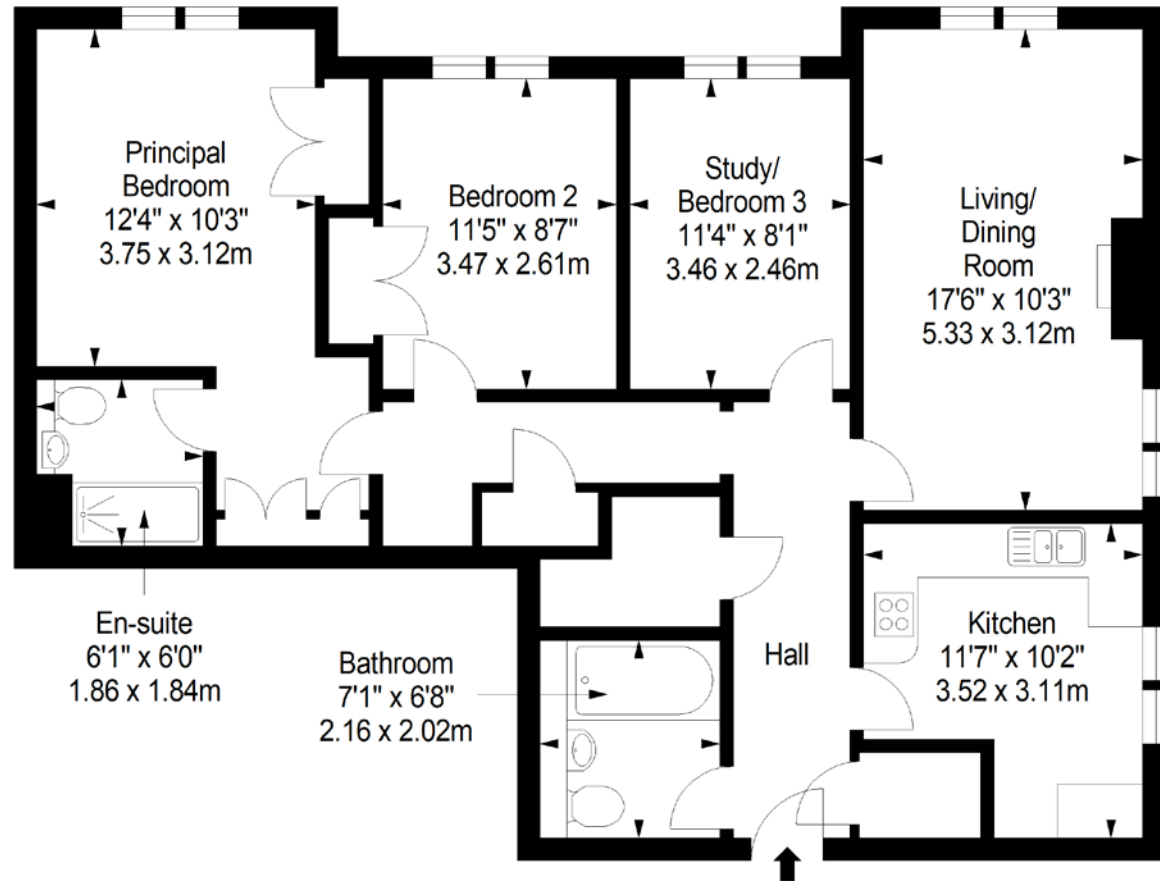
DISCLAIMER

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



Second Floor

Approx. 88.8 sq. metres (955.9 sq. feet)



Total area: approx. 88.8 sq. metres (955.9 sq. feet)