



6 Mount Alvernia,
LIBERTON | EDINBURGH | EH16 6AW


warners
solicitors & estate agents





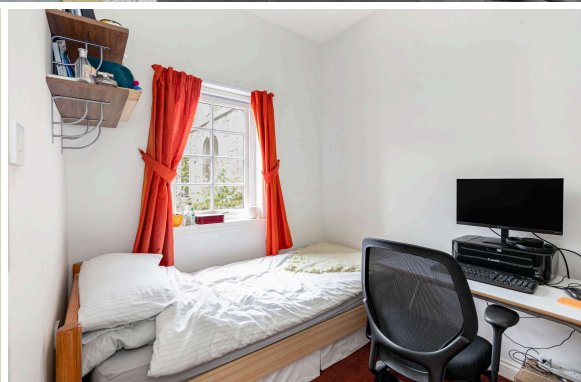
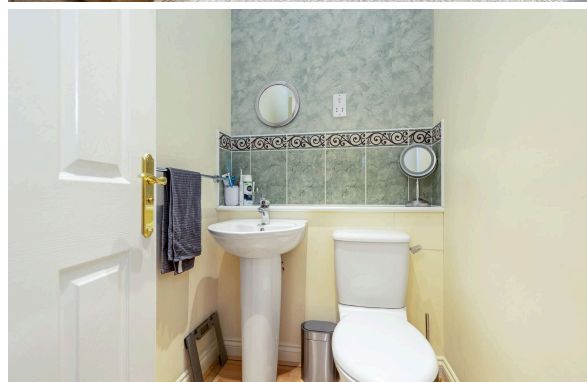
6 Mount Alvernia,

LIBERTON | EDINBURGH | EH16 6AW

Set within the sought-after suburb of Liberton, this exclusive four-bedroom mid-terrace home forms part of Mount Alvernia, a beautifully executed contemporary conversion of a former Victorian convent by renowned developers AMA Homes. Combining historic character with modern comfort, the property offers exceptional storage, flexible living over three floors, and a refined blend of period charm and contemporary style. The generous accommodation includes two reception rooms, a modern breakfasting kitchen, two bathrooms, a ground-floor WC, and the versatility to adapt spaces to suit changing needs. Residents also enjoy mature landscaped gardens, private parking, and access to a shared bike store.

A welcoming vestibule and reception hall set the tone with tasteful decor, practical under-stair storage, and a sleek WC. To the right, the spacious living room boasts a focal-point fireplace and distinctive cusped windows, an elegant architectural feature found throughout the home. Double doors lead to the bright, well-proportioned breakfasting kitchen, arranged in a practical L-shape and finished with contemporary cabinetry, downlit worktops, and mosaic-tiled splashbacks. High-quality integrated appliances include a five-burner gas hob, double oven, washing machine, and fridge/freezer. A separate dining room provides a second reception space with direct garden access, perfect for entertaining or, if preferred, as a third double bedroom. Completing this level is a versatile single bedroom, currently used as a study.

All curtains, blinds, oven, hob, washing machine, dishwasher and fridge freezer included in sale. EPC Rating C.



PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.





A naturally lit landing on the first floor, with a handy laundry/storage room, leads to a flexible bedroom currently arranged as a child's room, as well as the principal bedroom. The principal suite is styled in calming neutral tones with an accent wall, extensive built-in storage, and a contemporary en-suite shower room. A modern three-piece family bathroom serves the remaining rooms on this level. A final flight of stairs leads to a spacious double bedroom with built-in wardrobes, a large walk-in cupboard, and captivating views towards Arthur's Seat.

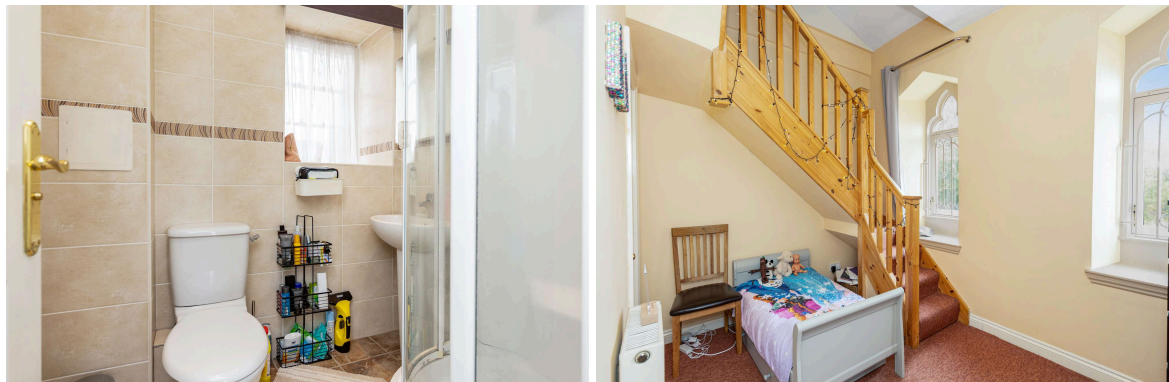
The property is surrounded by mature communal gardens to the front and rear, creating a tranquil setting, while private residents' parking and a shared bike store complete this exceptional home.

Factoring fees are around £400/quarter which includes buildings insurance, garden and grounds maintenance, and management services.

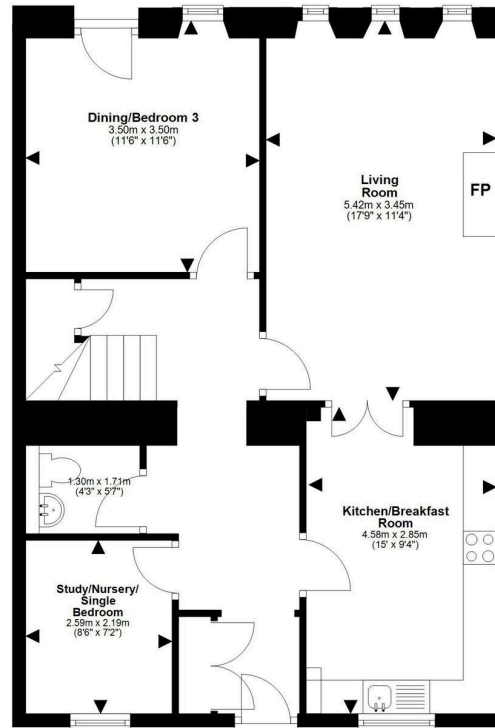
- Prestigious Liberton location in AMA Homes' Mount Alvernia conversion
- Four bedrooms over three floors, including principal suite
- Two reception rooms and flexible layout
- Modern breakfasting kitchen with integrated appliances
- Period features including cusped windows and fireplace
- Private parking, communal gardens, and Arthur's Seat views



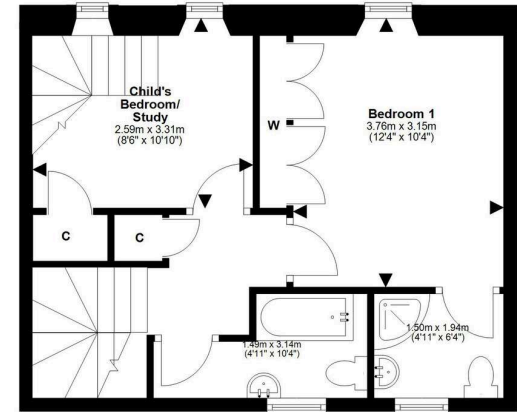
Liberton is a sought after suburb in the south approximately four miles from Edinburgh City Centre. There is a good choice of shopping outlets on hand, with further amenities available at the Cameron Toll Shopping Centre including Sainsburys and a gym. Newington is just a little further afield, with the impressive Straiton Retail Park which includes a Marks and Spencer within easy reach. Schooling is well represented from nursery to senior level and the property is also ideally positioned for those connected to the Royal Infirmary. Regular bus services operate to and from the city centre and to the surrounding areas with the city by-pass ensuring easy access to other outlying districts, Edinburgh Airport and main motorway networks.



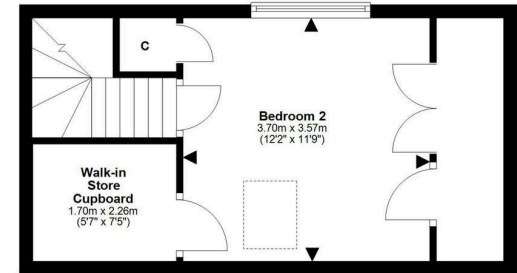




Ground Floor



First Floor



Second Floor

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.

22 St. Patrick Square, Edinburgh, EH8 9EY | 176 Portobello High Street, Edinburgh, EH15 1EX | 247B St John's Road, Edinburgh, EH12 7XD

0131 667 0232

property@warnersllp.com

warnersllp.com

espc