

**67 Mount Vernon Road  
EDINBURGH EH16 6JH**

**Offers Over £450,000**

- Beautiful bay window featuring log burning stove and study room off it
- Stunning kitchen/dining room
- Modern kitchen fitted with a range of floor and wall mounted units, gas hob and electric oven and integrated appliances
- Four generous double bedrooms
- Family bathroom fitted with three-piece suite and mains shower over bath
- Shower room fitted with two-piece suite and electric walk in shower
- Utility room
- Exceptional amounts of storage space
- Gas central heating
- Private sunny south facing back garden
- Free on-street parking



## Upper Flat

Blair Cadell are delighted to bring to market this stunning double upper flat in the popular residential area of Liberton. With beautiful finishes throughout, the property is in true turn key condition and viewings are a must.

The accommodation comprises of a beautiful bay window lounge featuring a log burning stove, study, additional storage cupboard and fantastic views up to Arthurs seat and making it the perfect place to relax with family and friends. A stylish kitchen diner that features a bay window with a window seat fitted and beautiful decorative fireplace making it the perfect place for hosting dinner parties. The modern sleek kitchen is fitted with a range of floor and wall mounted units, gas hob and electric oven and integrated appliances which are included in the sale. There are four generous double bedrooms spread over two floors. Family bathroom fitted with a three-piece suite and mains shower over the bath and a shower room fitted with a two-piece suite with an electric walk in shower. A utility room and exceptional amounts of storage can be found throughout the property via eaves storage and cupboard space. Gas central heating and a mixture of single glazed sash in case windows and double glazed windows. There is a beautiful sunny south facing garden to the rear of the property that has a patio area perfect for evening barbeques along with a garden shed. Free on-street parking is also available.

Liberton is a desirable residential area located on the south side of the city, just over three miles from Princes Street. The area is leafy and residential yet is within easy reach of the city centre via regular public transport services and less than ten minutes from the city by-pass. It is a popular and attractive place to live with good access to schools, Edinburgh University King's Buildings and the Royal Infirmary and the Medical School. Leisure options are also plentiful and range from golf courses to horse riding and hill walking in the wonderful open spaces of the Braid Hills and Hermitage of Braid. The Straiton retail outlet is within a few minutes by car and plays host to the majority of High Street stores, as well as Ikea, Costco and large branches of both Asda and Sainsbury

**Viewing by appointment on 0131 337 1800**





67 Mount Vernon Road,  
Edinburgh,  
Midlothian, EH16 6JH

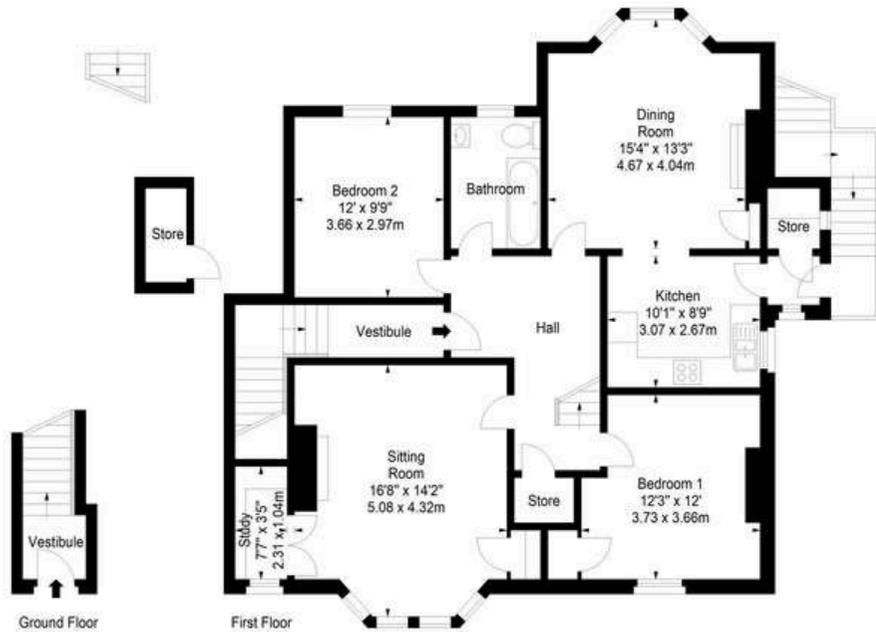


Approx. Gross Internal Area  
1804 Sq Ft - 167.59 Sq M  
Store

Approx. Gross Internal Area  
17 Sq Ft - 1.58 Sq M  
For identification only. Not to scale.  
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Second Floor



Ground Floor

First Floor



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