





57 Mount Vernon Road Liberton EH16 6JG

'Superbly presented and extended semi detached villa in truly immaculate order.'

Vestibule, hallway, downstairs W.C., elegant bay window lounge with living flame gas fire, dining room with living flame gas fire, conservatory leading to rear garden, stylish breakfasting kitchen with appliances, utility room, 3 double bedrooms and luxuriously refitted 4pc family bathroom. Gas central heating and double glazing. Fabulous gardens front and rear including lovely enclosed rear garden which has a sunny facing aspect. Double width driveway to front.

W.C. (3'8 X 3'0) 1.1M X 0.9M

LOUNGE (16'0 X 14'0) 4.9M X 4.3M

DINING ROOM (14'0 X 14'0) 4.3M X 4.3M

BREAKFASTING KITCHEN (16'0 MAX X 15'2 MAX) 4.9M X 4.6M

CONSERVATORY (10'4 X 8'9) 3.1M X 2.7M

UTILITY ROOM (14'10 X 7'2) 4.5M X 2.2M

MASTER BEDROOM (16'0 X 10'0) 4.9M X 3.0M

BEDROOM 2 (14'0 X 14'0) 4.3M X 4.3M

BEDROOM 3 (9'10 X 9'0) 3.0M X 2.7M

BATHROOM (8'0 X 6'2) 2.4M X 1.9M

57 Mount Vernon Road, just off Kirk Brae, lies approximately 4 miles south of Princes Street and is well placed for those working within the city centre with a regular bus service available nearby. Alternatively, a number of major access roads including the A720 Edinburgh City By-Pass allow for ease of commuting outwit the city boundaries. Within the vicinity there are amenities to meet every day needs including children's nursery, schools at Primary and Secondary levels, shops, Cameron Toll Shopping Centre, supermarkets, bank and post office with a number of nearby retail parks more than adequately meeting additional shopping requirements. Leisure facilities are also well provided for by way of public parks, Braid Hills, Blackford Hill, The Braid Hills Golf Driving Range and Horse Riding Centre, golf courses, leisure centres and the Pentland Hills. It is also worth noting

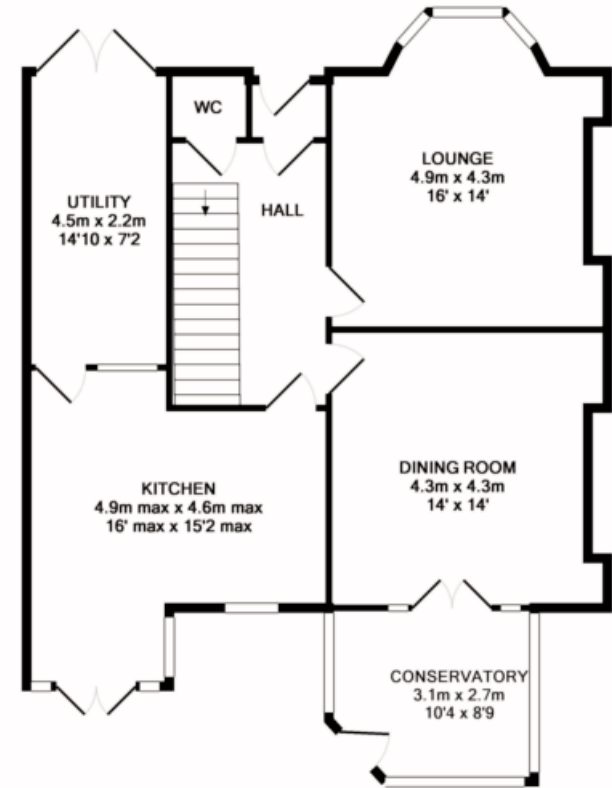
the close proximity to the New Royal Infirmary at Little France and King's Buildings campus of Edinburgh University.

EXTRAS

Blinds, some curtains, range cooker, dishwasher, fridge and freezer.

ENERGY PERFORMANCE RATING E





GROUND FLOOR

57 MOUNT
TOTAL APPROX. FLC
Measurements are approx
Ma

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These particulars, whilst carefully prepared, are not warranted as accurate and do not form part of any contract of sale.

All measurements are approximate and are not warranted.

No warranties are given by the seller or the selling agents as regards (a) the state of repair of the property, (b) whether or not the property is affected by any Statutory or other Notice or Planning Proposal, (c) whether or not Building Warrant and other necessary Consents have been obtained for any alterations or additions which may have been carried out to the property, (d) whether or not any replacement windows which may have been fitted comply with Building Regulations and (e) whether or not any Guarantees exist for any Specialist treatment works which may have been carried out at the property. Any purchaser shall require to carry out his own investigations in respect of such matters. Interested parties should have their own Solicitors note interest with ourselves in order that they might be advised of any closing date which may be set for offers. The sellers do not bind themselves to accept the highest or any offer which may be received for the property.



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