



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
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**32/5 Mount Vernon Road**

EDINBURGH, EH16 6BY





# EDINBURGH

EHI6 6BY

Liberton is a sought after residential area lying to the south of the City Centre.

Local services include a bank, Post Office, chemist, corner shop, florist, newsagents and wine shop. Both the Cameron Toll Shopping Centre and Straiton Park with their variety of stores are a short car journey away.

There are nurseries, primary and secondary schools within easy access and many independent schools which are easily accessible by bus. The Kings Buildings campus of Edinburgh University is within walking distance. The Edinburgh Royal Infirmary is located at Little France just a short car journey away.

This area is well served by public transport giving easy access to the many recreational, cultural and educational venues and it is particularly convenient for easy access to the City Bypass and thereon to the Scottish motorway network, the A1 and Edinburgh International Airport.



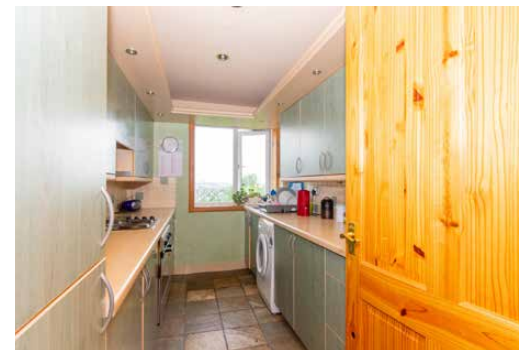
# 32/5 MOUNT VERNON ROAD

EDINBURGH, EH16 6BY

Super opportunity to acquire this well presented top floor flat situated in Liberton which is to the south of Edinburgh's city centre. The property is ideally located for access to a broad range of local amenities. Given the raised elevation of the property it is proud to boast outstanding views of Edinburgh and beyond. Edinburgh Castle and Arthur's seat are only the start of what can be seen.

This two bedroom top floor flat is well presented and would make an excellent home all year around. The property benefits from double glazing and gas central heating throughout. The accommodation is accessed via an external stairwell. The property briefly comprises lounge which has large windows allowing an abundance of light to flood in. The kitchen comes complete with oven, hob, integrated with a variety of white goods. There are two spacious double bedrooms and to complete the accommodation a fully tiled bathroom which has shower over head and is a fitted white three piece this completes the accommodation on offer. Externally there is unrestricted parking and external lock up idea for additional storage.

Viewing is recommended to appreciate the accommodation on offer.



“SPACIOUS  
TWO  
BED FLAT IN  
LIBERTON”

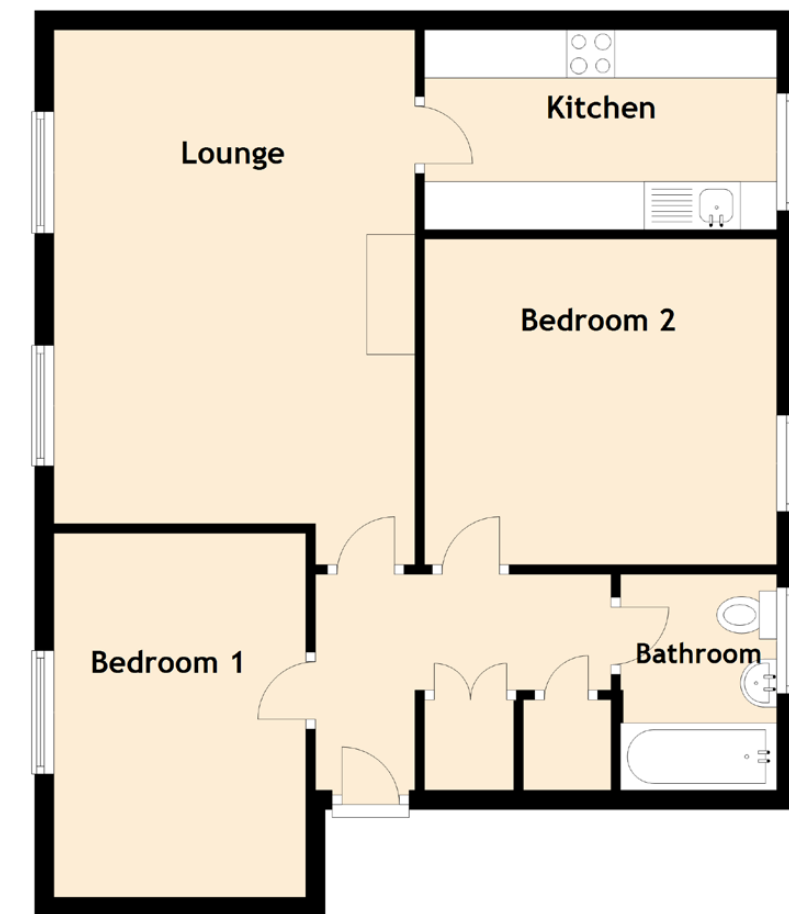






# SPECIFICATIONS

## FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)	
Lounge	5.57m (18'3") x 3.76m (12'4")
Kitchen	3.67m (12') x 2.08m (6'10")
Bedroom 1	3.79m (12'5") x 2.79m (9'2")
Bedroom 2	3.56m (11'8") x 3.39m (11'1")
Bathroom	1.90m (6'3") x 1.60m (5'3")

Gross internal floor area (m<sup>2</sup>): 62m<sup>2</sup>

EPC Rating: D

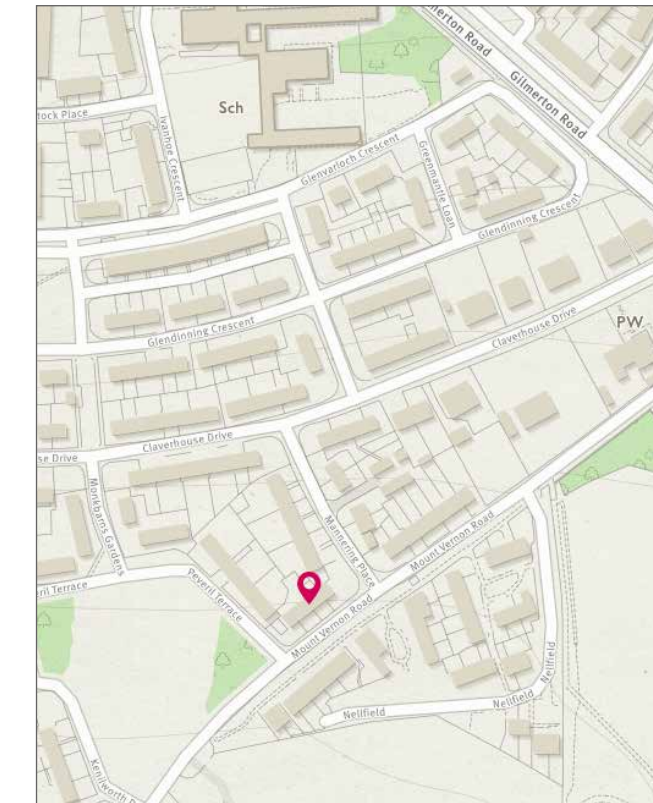


Image credit: <https://www.dandansurvey.co.uk/danp/>



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