



51 Mount Vernon Road

LIBERTON | EDINBURGH | EH16 6JG



MURRAY
BEITH
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Snell Cottage at 51 Mount Vernon Road is a beautiful, detached, Georgian house retaining many original period features, extensive mature gardens front and back, a sweeping driveway and double garage. The property has the potential to be a stunning family home with some upgrading required.

Ground Floor: Entrance vestibule; welcoming hall with a fantastic circular stone staircase leading to the first floor landing; spacious dining room; family room; kitchen; utility room; large study / office with garden outlook; bedroom 3; family bathroom.

First Floor: Impressive first floor drawing room with mantel piece over a real flame gas fire and open views across the Edinburgh skyline; master bedroom with en-suite shower room; bedroom 2; linen cupboard. Accessed from the kitchen is double bedroom 4 and bathroom 3.

Front garden with established shrubs and trees; extensive south-facing enclosed rear garden with lawn, mature trees, beech hedge, pond, flower borders, hidden compost area and secure dog pen.

Double garage with electric up-and-over door and generous driveway parking.

All fixtures and fittings are included in the sale. White goods include the fridge freezer, dishwasher, washing machine, hob and double oven, all are included in the sale.

N.B. This is an executry sale and we expect to receive Confirmation in September. Conveyancing matters will be dealt in draft form prior to Confirmation being granted.







Location

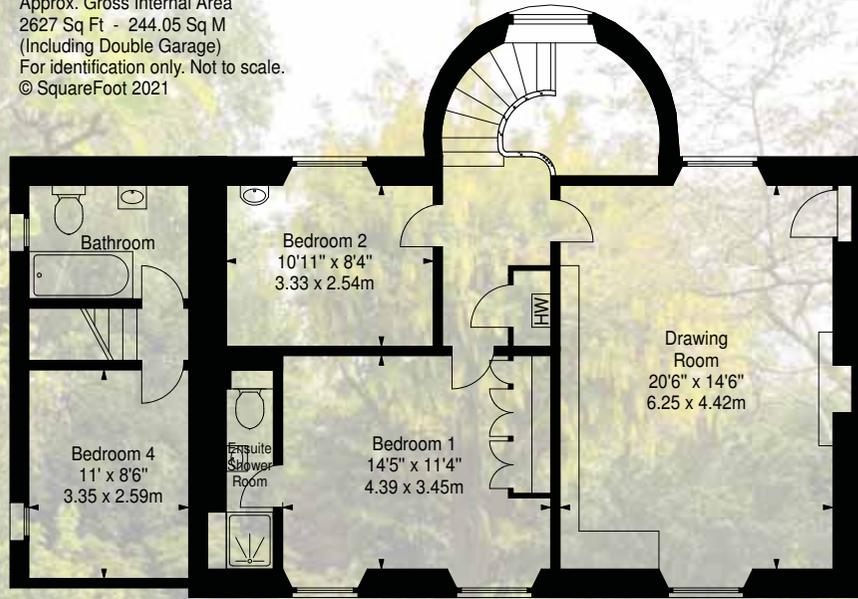
Liberton is a sought-after, residential area lying to the south of the city centre. The area is well served by public transport giving easy access to the many recreational, cultural and educational venues of Edinburgh and it is particularly convenient for easy access to the City Bypass and thereon to the Scottish motorway network, the A1 and Edinburgh International Airport. The Kings Buildings campus of Edinburgh University and the Edinburgh Royal Infirmary located at Little France are both approximately 1 mile away.

Recreational facilities include many delightful family walks around Blackford Hill (which affords superb panoramic views across the whole city in every direction), and The Hermitage, (which is a lovely walk along the Braidburn through woods, ending up near Morningside and the Braid Hills). Edinburgh is famous for its many golf courses and three of them, Liberton Golf Course, Craigmillar Park Golf Course and the Braid Hills public golf course are all in the local area. Schooling is well-represented from nursery to secondary level and many independent schools are easily accessible by bus. 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 its variety of stores are a short car journey away.

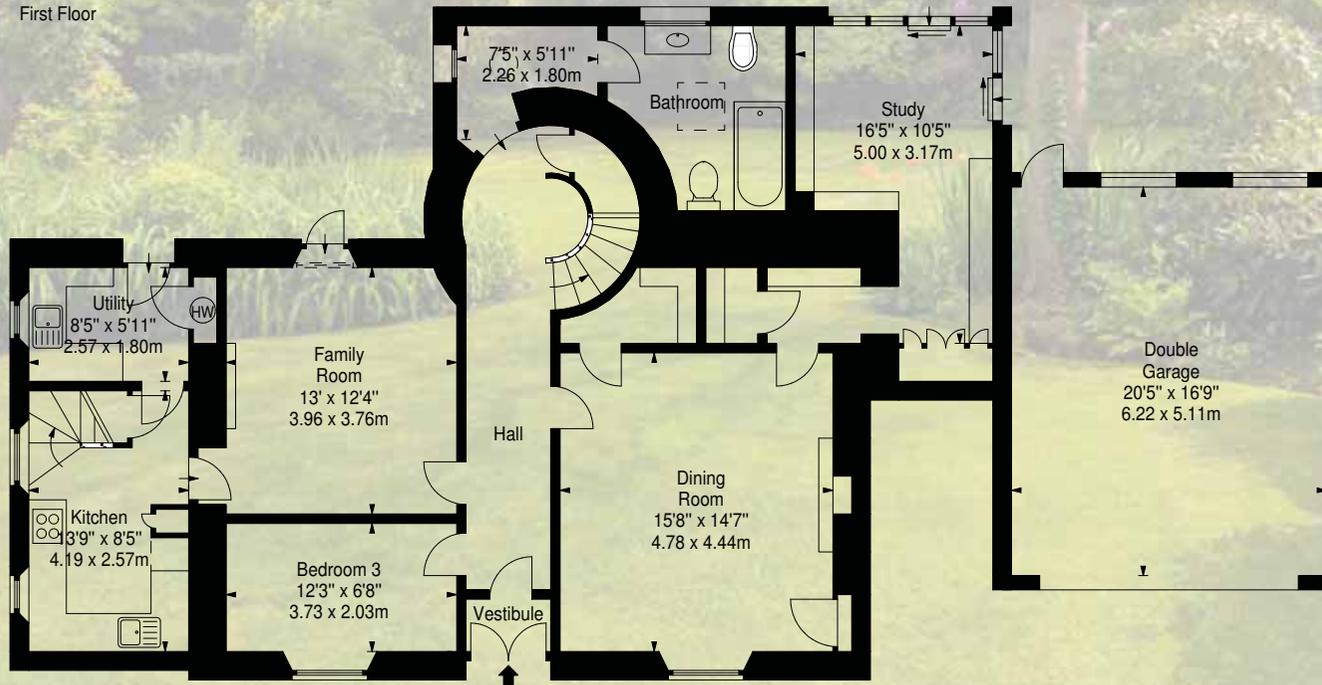
Mount Vernon Road,
Edinburgh,
Midlothian, EH16 6JG



Approx. Gross Internal Area
2627 Sq Ft - 244.05 Sq M
(Including Double Garage)
For identification only. Not to scale.
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First Floor



Ground Floor



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The following note is of crucial importance to intending viewers and/or purchasers of the property.

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