



Deans Properties

Deans Solicitors and Estate Agents LLP



**18 Alnwickhill Grove
Liberton, EH16 6YA**



LOWER VILLA

- Living Room/Dining Room
- Kitchen
- Two Double Bedrooms
- Shower Room
- Garden Studio with Hot Tub
- Private Front & Rear Gardens
- Driveway & Garage
- Double Glazing & GCH
- EPC Rating - D



This tastefully presented lower villa lies in a quiet, cul-de-sac with a lovely, leafy outlook in a popular location in Liberton, close to convenient local amenities and bus links to the city centre. Nearby Straiton Retail Park offers a range of high street retailers and the city bypass is also easily accessible. Lovely walks are available nearby at Mortonhall Country Estate, Hermitage of Braid and Blackford Hill Local Nature Reserve and Braid Hills. The accommodation comprises; generous, south-facing living room/dining room, modern kitchen, two good-sized double bedrooms with built-in wardrobes and stylish shower room. There is a neatly maintained garden to the rear with a garden studio with hot tub. A further landscaped garden lies to the front and there is a driveway and garage nearby. The property is fully double glazed and has gas central heating. Included in the sale are the fitted floor coverings, blinds, oven, hob, hood, fridge-freezer, washing machine, tumble dryer, dishwasher, lightshade and hot tub. The appliances included are sold as seen with no warranty provided.





Alnwickhill Grove,
Edinburgh,
Midlothian, EH16 6YA



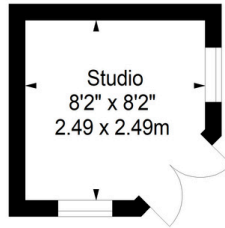
Approx. Gross Internal Area
601 Sq Ft - 55.83 Sq M

Garage & Studio

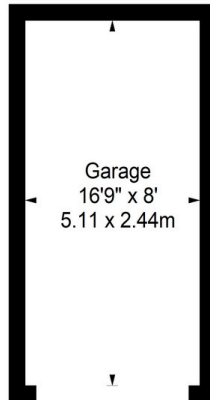
Approx. Gross Internal Area
197 Sq Ft - 18.30 Sq M

For identification only. Not to scale.

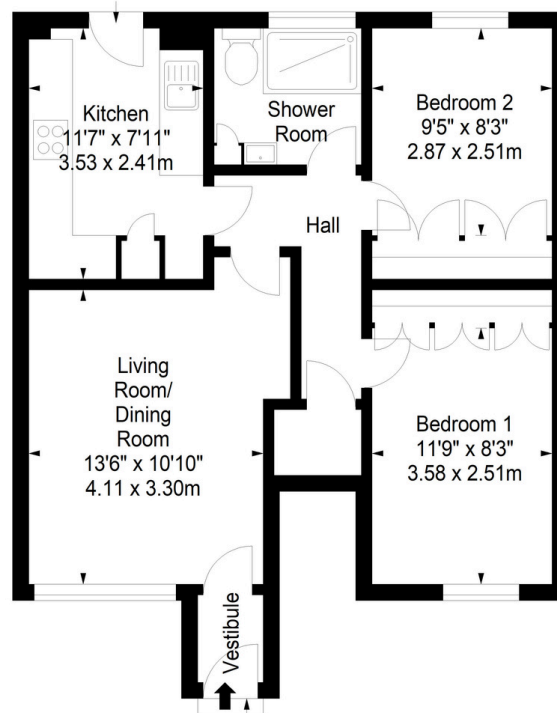
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Ground Floor



Ground Floor



Ground Floor



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Scottish Standard Clauses.

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