



55 Alnwickhill Drive
Edinburgh, EH16 6XU

Deans 
Solicitors & Estate Agents LLP



SEMI-DETACHED VILLA

- Living Room
- Dining Kitchen
- Three Bedrooms
- Bathroom
- En-Suite WC Apartment
- Gas Central Heating & Double Glazing
- Private Gardens
- Driveway & Single Garage
- EPC Rating- D



Forming part of a quiet residential estate, this stylish presented extended semi detached villa is situated within the highly desirable location of Alnwickhill. The property is close to a variety of amenities with further specialised shopping available at Straiton Retail Park with various High Street stores. There is a regular public transport service which travels to the City Centre with the City Bypass being a short drive away providing access to the North and South. The accommodation would make an ideal purchase for the young professionals/family and comprises; welcoming entrance hall, beautifully presented living room with double bi-folding doors to the modern dining kitchen and downstairs bedroom with en-suite WC apartment. Upstairs leads to two lovely double bedrooms with built-in wardrobes and contemporary bathroom with shower room. There is a private garden to the front with a fully enclosed and well maintained rear garden. A driveway provides access to the single garage. Further benefits include gas central heating and double glazing. Included in the sale are fitted floor coverings along with the hob, oven, hood, washing machine, dishwasher, light shades and curtains. All appliances are sold as seen with no warranty provided.





Alnwickhill Drive,
Edinburgh,
Midlothian, EH16 6XU



Approx. Gross Internal Area

794 Sq Ft - 73.76 Sq M

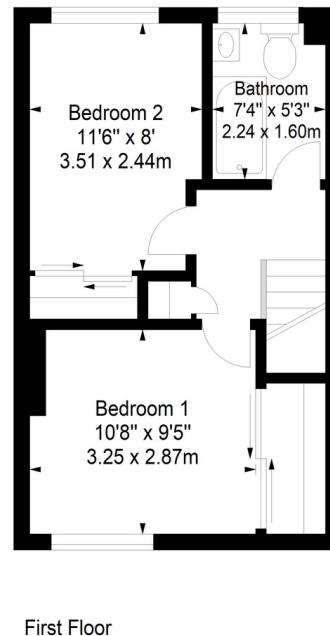
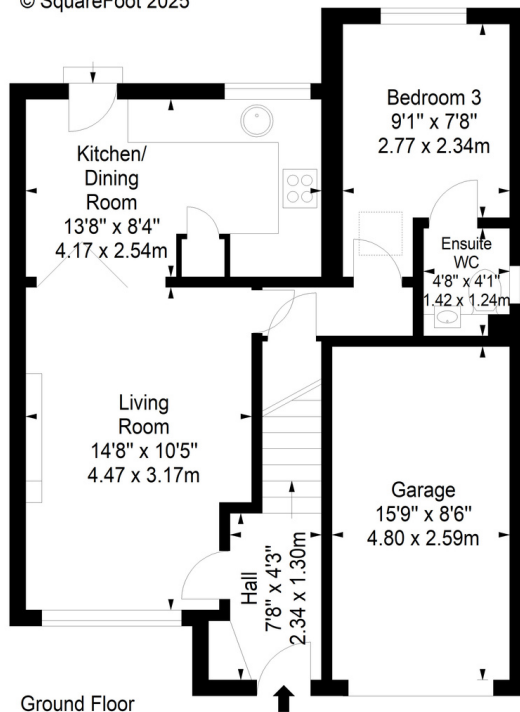
Garage

Approx. Gross Internal Area

128 Sq Ft - 11.89 Sq M

For identification only. Not to scale.

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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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