

1 ALNWICKHILL CRESCENT  
LIBERTON, EDINBURGH, EH16 6XY

CURRAN & CO  
PROPERTY





# 1 ALNWICKHILL CRESCENT

LIBERTON, EDINBURGH, EH16 6XY

OFFERS OVER £295,000



'1 Alnwickhill Crescent is a well-presented semi-detached house which boasts sizeable gardens and would make an ideal family home'

- Quiet Cul-de-sac Position
- Generous Living Spaces
- Modern Kitchen
- Three Spacious Bedrooms
- Shower Room & En-suite WC
- Gas Central Heating & Double Glazing
- Front & Rear Gardens
- Driveway & Single Garage



### Description

Occupying an enviable position within a quiet cul-de-sac, 1 Alnwickhill Crescent is a well-presented three bedroom semi-detached house which boasts sizeable gardens and would make an ideal family home. The property forms part of an established residential development with excellent transport links and local amenities.

The accommodation comprises: welcoming entrance hall with ample space for storage; spacious living/dining room which runs the length of the house; suntrap conservatory opening to the rear garden; modern, well-equipped kitchen with base and wall-mounted units, integrated double oven, stainless steel gas hob, extractor hood,

freestanding fridge/freezer, dishwasher and washing machine; contemporary shower room with recently installed quadrant shower enclosure; stair to upper landing; double bedroom 1 with en-suite WC and access to eaves storage; double bedroom 2 and single bedroom 3 with access to eaves storage. The property benefits from double glazing and gas central heating throughout.

Externally there is a landscaped front garden with mature borders, pond and a sizeable Monoblock driveway leading to the single garage. A gated path leads through a paved area to the side of the house with a garden shed and ample space for additional storage. The expansive rear garden is secluded and

features a paved patio area, vibrant green lawn, and mature borders.

### Extras

Extras to be included in the sale are all carpets and floorcoverings, curtains and blinds, and kitchen appliances.

### EPC Rating

The energy efficiency rating for this property is band C.

### Council Tax

This property is subject to council tax band E.

### Viewing

Viewing is by appointment. Please contact our office to arrange.









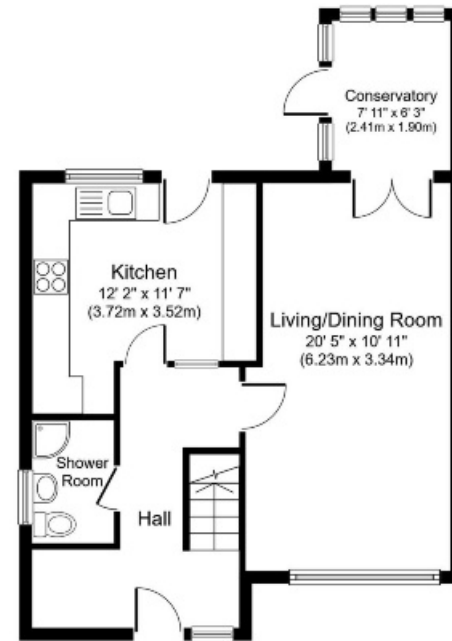
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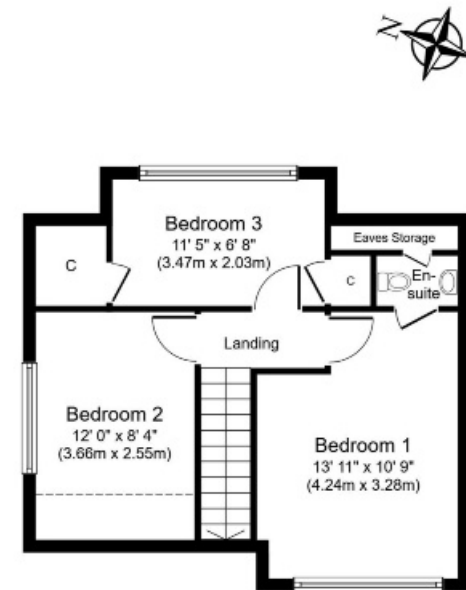
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**Ground Floor**  
Approximate Floor Area  
537 sq. ft.  
(49.9 sq. m.)



**First Floor**  
Approximate Floor Area  
416 sq. ft.  
(38.6 sq. m.)

### Disclaimer

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of a contract. All measurements are approximate and are generally taken from the widest point.