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Offers Over

£199,995

20 Alnwickhill Loan

Liberton | Edinburgh | EH16 6YB

This lovely, light filled main door upper villa with private garden and driveway is quietly positioned within a pleasant cul-de-sac setting in the sought after residential district of Liberton, conveniently positioned for ease of access to many amenities and commuting links.

-  2 Bedrooms
-  1 Public room
-  1 Bathroom
-  Private garden
-  Driveway
-  EPC Rating – C
-  Council Tax Band – C



Description

The property has recently undergone a programme of refurbishment to include replastering, redecoration, new flooring together with an updated kitchen. Offered to the market in move-in condition and enjoying a light and neutral interior throughout, the accommodation shall undoubtedly appeal to the first time buyer/couple or small family seeking a lovely home in an excellent location and merits internal viewing to be fully appreciated. In brief, the property comprises; entrance vestibule and stairs leading to the upper landing. There is an attractive, front-facing lounge/diner, a modern fitted kitchen, displaying a range of wall and base units with Induction hob, electric oven and hood, with further appliance included in the sale if desired. There are two generous double bedroom, both benefiting from built-in wardrobes with bedroom 2 affording lovely open views to the rear towards the Pentland Hills. The shower room comprises of a three piece suite including corner shower enclosure and wash hand basin and WC set within a vanity unit with storage. In addition, there is a part floored and insulated attic. Further benefits include gas central heating with combi boiler and double glazing.



Extras

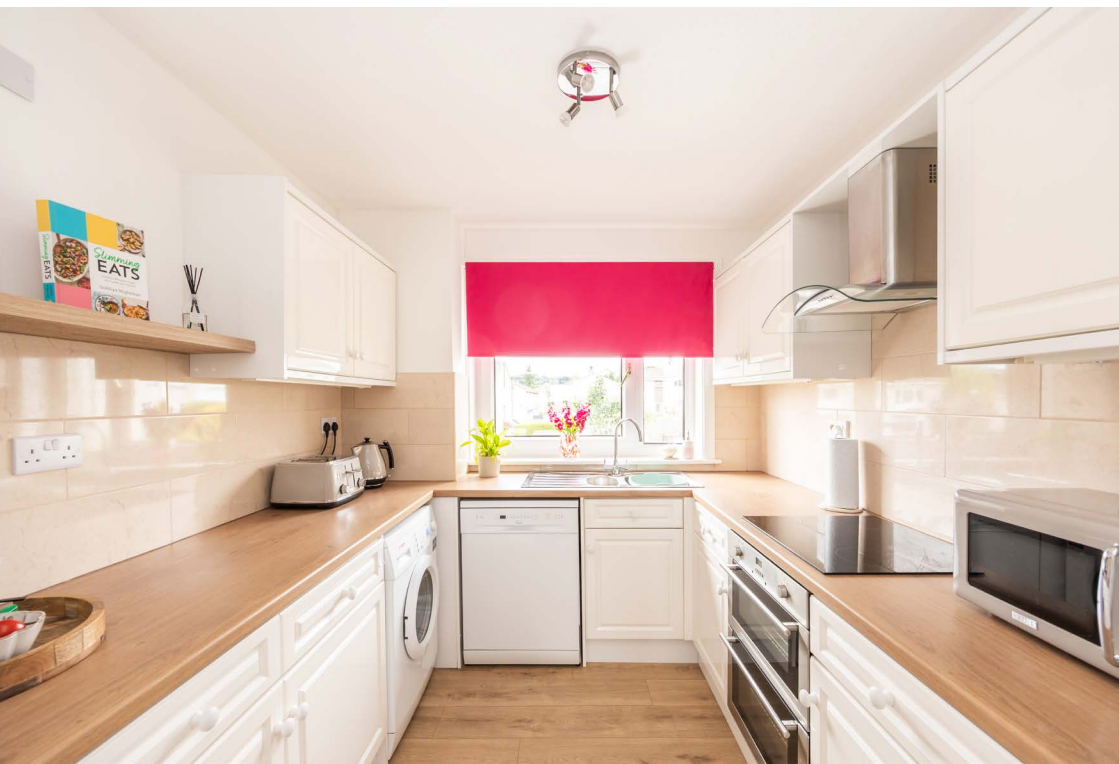
All the fitted floor coverings and light fittings shall be included in the sale together with the built-in hob/oven/hood, fridge freezer, dishwasher and washing machine. It should be noted that the curtains and tv unit can be made available by separate negotiation if desired.

Gardens and driveway

There is a driveway located to the front of the property providing off-street parking and a sizeable, fully enclosed private garden is located to the side, providing a lovely spot space with lawn and attractive borders.

Viewing

By appointment with Neilsons on 0131 625 2222.



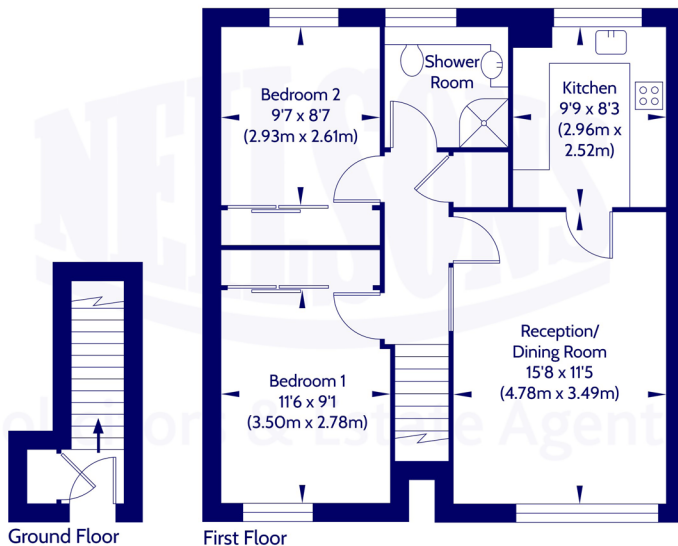


Location

The Alnwickhill estate forms part of the larger Liberton district of the city lying on the southern boundary of Edinburgh. Local shops and services cater for everyday needs, and a short drive away are Cameron Toll Shopping Centre and Straiton Retail Park housing a variety of larger retail shops Sainsbury's, Marks & Spencer Food Hall, Ikea and Costco. Regular buses run to and from the city centre and surrounding areas, and the City Bypass can be easily reached, giving access to the main motorway network, Edinburgh Airport and Fife so ideal for the commuter. The property is also conveniently located for University of Edinburgh Little France, King's Buildings campuses and Edinburgh Royal Infirmary. Leisure options are also plentiful and range from golf courses to horse riding and hill walking in the wonderful open spaces of the Braid Hills, Hermitage of Braid and Blackford Hill with Gracemount Leisure Centre with pool and fitness complex close by.



Approx. Gross Internal Floor Area 60.06 Sq M / 646 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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