



Solicitors & Estate Agents










Offers Over

£165,000

32 Alnwickhill Court

Alnwickhill | Edinburgh | EH16 6YG

This charming south-facing one-bedroom end-terraced villa is quietly set within the highly desirable Alnwickhill area of Liberton. Enjoying a peaceful residential setting while remaining well connected, the property is conveniently located close to excellent commuting links, local amenities and a range of recreational facilities. With private gardens, allocated parking and attractive open outlooks, this home will appeal to first-time buyers, professionals and those looking to downsize.

-  1 Bedroom
-  1 Public Room
-  1 Bathroom
-  Allocated Parking
-  Front and Rear Gardens
-  EPC Rating – C
-  Council Tax Band - B



Description

The bright and well-presented accommodation is filled with natural light and offers a comfortable, well-balanced layout. A welcoming entrance hallway leads to a generously proportioned reception room, ideal for both relaxing and entertaining. The stylish fitted kitchen is well equipped with appliances and offers good storage and workspace. The double bedroom is of an excellent size and benefits from a fitted wardrobe along with delightful open views towards the Pentland Hills, creating a peaceful and scenic outlook. Completing the accommodation is a modern shower room finished to a contemporary standard. Additional benefits include gas central heating, double glazing throughout and a useful attic space providing excellent storage.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens & Parking

Externally, the property enjoys private gardens to both the front and rear. The front garden is mainly laid to lawn, while the beautifully maintained south-facing rear garden offers a sunny and sheltered space, finished with decorative chippings, a paved patio area and an abundance of established shrubs and plants. A garden shed is included in the sale. To the side of the property there is a shared driveway with two allocated parking spaces, along with a communal drying area to the rear. Further unrestricted on-street parking is available to the front.

Viewing

Please contact Neilsons on 0131 625 2222.





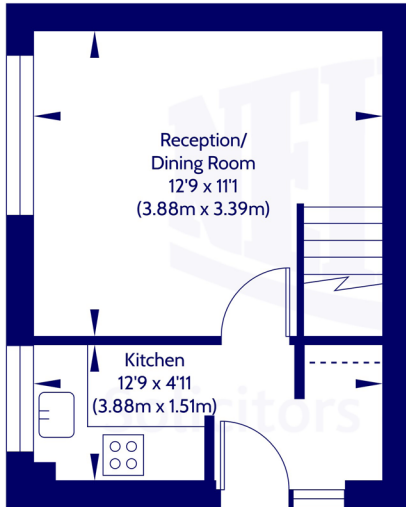
Location

Alnwickhill Court forms part of the desirable residential district of Liberton. Whilst enjoying a peaceful location, the property is within easy reach of Liberton Gardens where excellent public transport operates providing direct access into the city centre. Local shops and services are on hand together with the Cameron Toll Shopping Centre and Straiton Retail Park both only a short distance away providing a selection of high-street shops and services. Many leisure and recreational facilities are within the vicinity including a riding school and stables with wonderful walks available on hand at the Braid Hills and Hermitage of Braid walkway. Stanedykehead offers a lovely tranquil walkway leading to Mortonhall Estate. Gracemount Leisure Centre with swimming pool is nearby together with many well-known golf courses. Edinburgh University King's Building campus is within easy reach together with the Edinburgh Royal Infirmary hospital, Simpsons Maternity unit and the Sick Kids. For the commuter, the property is within easy reach of the City of Edinburgh Bypass which links the main Scottish motorway network system together with Edinburgh's International Airport.

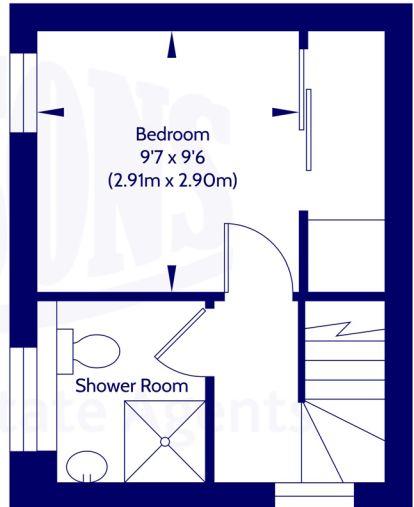




Approx. Gross Internal Floor Area 38 Sq M / 419 Sq Ft.



Ground Floor



1st Floor

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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