



33 Alnwickhill Park  
ALNWICKHILL | EDINBURGH | EH16 6UH

  
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solicitors & estate agents





## 33 Alnwickhill Park

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This beautifully presented two-bedroom, lower villa is situated in a peaceful residential development, less than five miles from the heart of the city. Offering generous living space, the home features a spacious living and dining room, a modern breakfasting kitchen with a garden aspect, two comfortable double bedrooms, and a stylish family bathroom with a shower-over-bath. The property also boasts low-maintenance garden grounds to the front and rear, providing a tranquil outdoor space.

Additional highlights include a private driveway, allocated garage parking, and easy access to a wide range of amenities, including shops, scenic green spaces, nursery schools, and excellent transport links. With modern interiors throughout, including an inviting hall with storage, this home combines comfort and convenience in a highly sought-after location.

Perfect for those seeking a quiet, well-connected living space, this property offers the ideal balance of privacy, modern living, and accessibility.

- Private garage and allocated parking space
- Spacious, modern ground-floor apartment in a quiet residential area
- Generous living/dining area and stylish breakfasting kitchen
- Two double bedrooms
- Well-kept gardens and low-maintenance outdoor space
- Excellent location with access to shops, green spaces, and transport links

Included in the sale will be the blinds, washing machine and electric fire. No warranties will be given. EPC Rating C.

Cost for estate maintenance £60 per year.

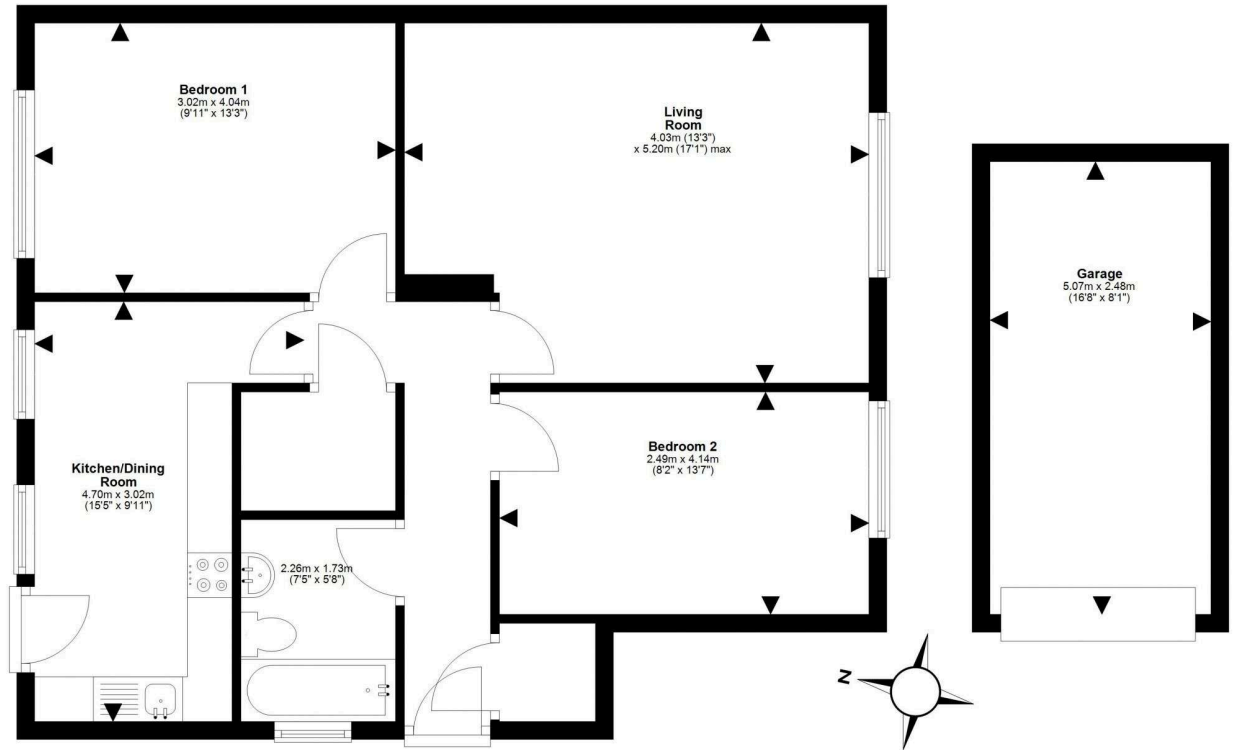
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



Alnwickhill is a suburb in the south approximately four miles from Edinburgh City Centre. There is a good choice of shopping outlets on hand, with further amenities available at the Cameron Toll Shopping Centre. Newington is just a little further afield, with the impressive Straiton Retail Park which includes a Marks and Spencer and Sainsbury within easy reach. Schooling is well represented from nursery to senior level and the property is also ideally positioned for those connected to the Royal Infirmary. Regular bus services operate to and from the city centre and to the surrounding areas with the city by-pass ensuring easy access to other outlying districts, Edinburgh Airport and main motorway networks.







For details of the total internal floor area, please refer to the Home Report.  
This plan is for illustrative purposes only and should be used as such by a prospective buyer.  
Plan produced using PlanUp.