



35 Alnwickhill Park
ALNICKHILL | EDINBURGH | EH16 6UH


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35 Alnwickhill Park, Alnwickhill

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Well maintained and presented two-bedroom lower villa situated in a peaceful residential development, less than five miles from the heart of the city and with easy access to a wide range of amenities, including shops, scenic green spaces, nursery schools, and excellent transport links. This lovely property offers generous living space and boasts private garden grounds to the front and rear as well as allocated garage parking. The home features a spacious living/dining room, a breakfasting kitchen with access to the rear garden and patio area, two comfortable double bedrooms with integral storage, and a modern shower room with large shower cubicle with mains shower, and vanity sink unit. The property further benefits from gas central heating, double glazing, and fantastic storage options throughout and is perfect for those seeking a quiet, well-connected living space, offering the ideal balance of privacy, modern living, and accessibility.

- Spacious main door lower villa
- Well-kept private front and rear gardens
- Spacious living/dining room
- Breakfasting fitted kitchen with access to rear garden
- Two double bedrooms with integrated storage
- Modern shower room with large shower cubicle
- Gas central heating and double glazing
- Fantastic storage options throughout
- Driveway to allocated garage

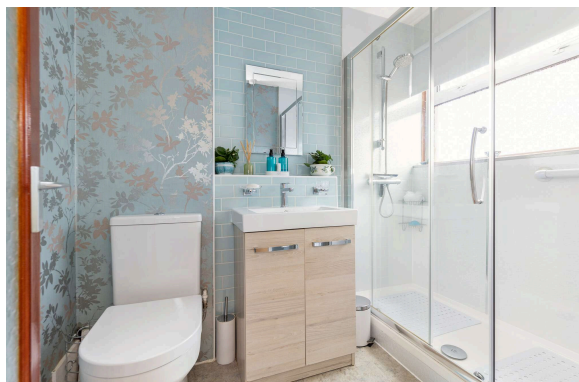
Council Tax Band D and Energy Rating Band C

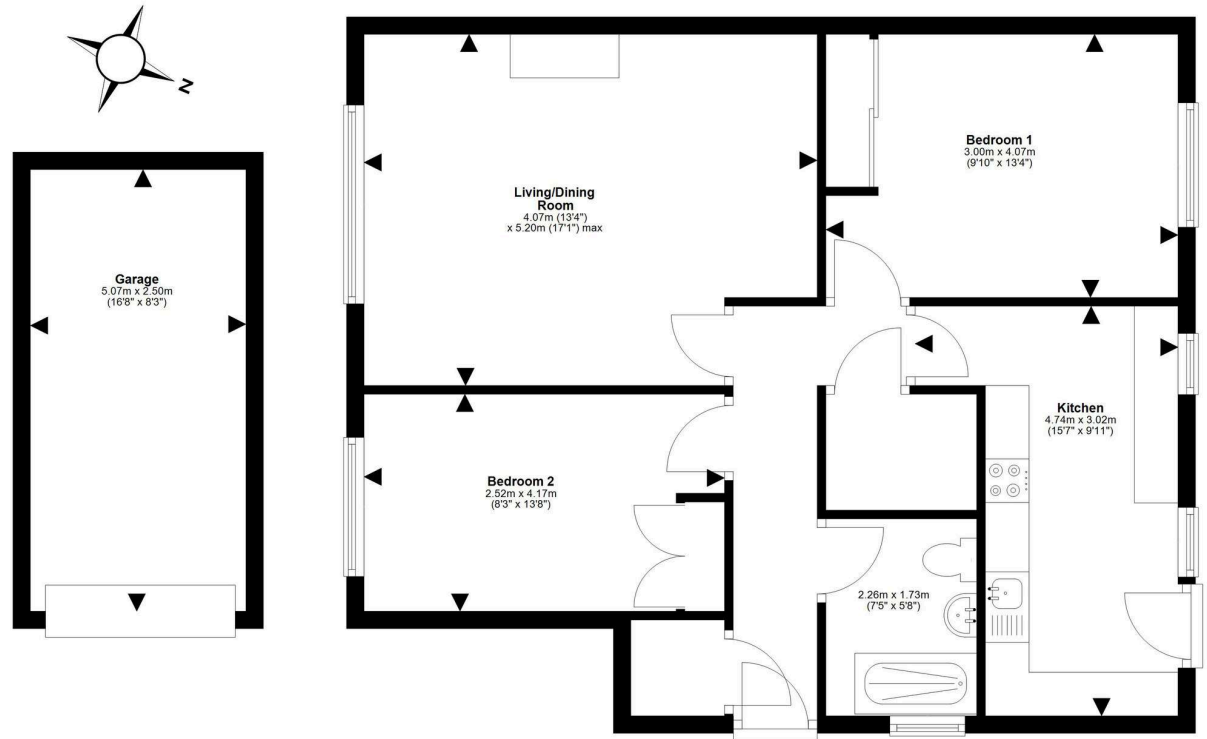
All fixtures and fittings will be included in the sale.

PRICE & VIEWING: Please refer to our website, 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, Frogston Primary School and Nursey are within walking distance of the property. 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.





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

22 St. Patrick Square, Edinburgh, EH8 9EY | 176 Portobello High Street, Edinburgh, EH15 1EX | 247B St John's Road, Edinburgh, EH12 7XD

0131 667 0232

property@warnersllp.com

warnersllp.com

espc