

COULTERS<sup>©</sup>

# 14 ALNWICKHILL COURT

ALNWICKHILL, EDINBURGH, EH16 6YG

 3 BED

 1 BATH

 1 PUBLIC



## TAKE A LOOK INSIDE

Set in the popular residential area of Alnwickhill, this well-presented terraced three-bedroom property with lovely private rear garden makes a fantastic family home.

On the ground floor, there is: a hallway, open plan bright living room/ dining room with direct access to the well presented rear garden; a modern kitchen which hosts a range of modern wall and floor cabinets and views looking out to the front garden.

## KEY FEATURES

-  Bright and spacious terraced property
-  Three bedrooms
-  Beautifully presented front and rear gardens
-  Private residents parking
-  Within a short walk of local shops
-  Exceptional family living space



The first floor hosts two generous double bedrooms, a third versatile bedroom/home office and a partially tiled three piece suite bathroom with overhead shower, chrome towel rail and fantastic storage.

The property further benefits from private gardens to the front and rear and residents parking. Heating and hot water are provided by a gas central heating system and double glazing is fitted throughout.





## THE LOCAL AREA

Alnwickhill, situated to the south of Edinburgh's City Centre, is close to the wonderful open spaces of Seven Acre Park and Braid Hills. The Pentland Hills are also easily accessible for outdoor enthusiasts.

Edinburgh University's Kings Buildings and The Royal Infirmary of Edinburgh are both easily accessible making it a popular area for people working there.

The area is well connected by regular buses to the City Centre of Edinburgh and within close proximity to the Edinburgh City Bypass.

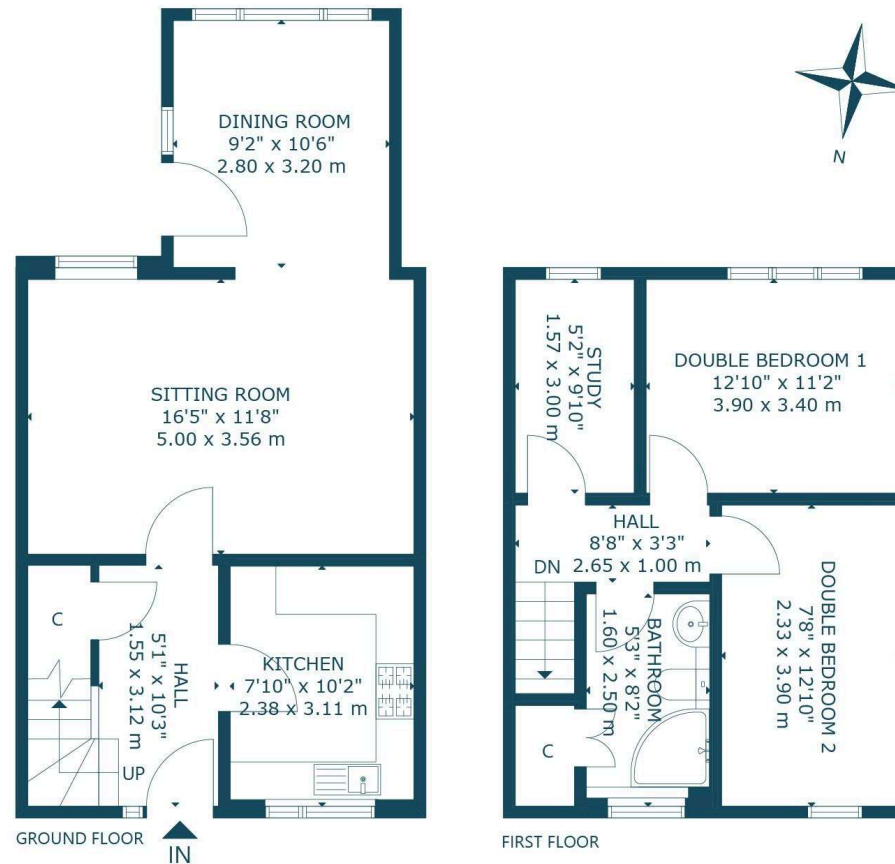
Cameron Toll Shopping Centre and Straiton Retail Park are also nearby offering a variety of high-street retailers and supermarkets.

## EXTRAS

All white goods (including the washing machine, condenser tumble dryer and fridge-freezer), blinds, light fittings, fitted flooring and integrated appliances are included in the sale price.







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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY APPROXIMATE GROSS INTERNAL AREA 835 SQ FT / 77 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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## GET IN TOUCH

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## LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.