

COULTERS[©]

51 NETHERBANK

ALNWICKHILL, EDINBURGH, EH16 6YR

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TAKE A LOOK INSIDE

51 Netherbank is a beautifully presented detached family home, forming part of an exclusive Cala Homes development in the sought-after Alnwickhill district of south Edinburgh. Backing onto park and farmland, this is particularly peaceful plot that also offers excellent views across the city and beyond to the Firth of Forth and Fife.

On the ground floor, the entrance vestibule opens into a welcoming hallway with a useful under-stair storage cupboard. The elegant dual aspect sitting room features a charming fireplace and large windows at either end, filling the room with natural light. A separate dining room offers a perfect space for entertaining, while the generously proportioned kitchen/breakfast room is fully fitted with wall and base mounted units, an integrated electric hob, and a range of appliances. Adjoining this is a superb conservatory, providing additional living space with garden views. A versatile fifth bedroom/family room is located off the hall and completing the ground floor are a practical utility room and a cloakroom/WC.

Upstairs, the landing leads to the principal bedroom with fitted wardrobes and an en suite shower room. There are two further double bedrooms, both with fitted wardrobes, a fourth bedroom/study, and a family bathroom with a three-piece suite and over-bath shower. The rear-facing upper rooms all enjoy elevated views across Edinburgh's skyline.

KEY FEATURES



Wonderful detached home on desirable plot



Lovely private gardens.



Quick access to city centre and city bypass.



EPC Rating - C



Four double bedrooms, one with ensuite.



Double garage and driveway



Peaceful position that backs onto park and farmland.



Council Tax Band - G



Externally, the property features a beautifully maintained, fully enclosed rear garden, predominantly laid to lawn with mature shrubs and borders. A patio area offers an ideal spot for outdoor dining and relaxation. A garden shed is included in the sale.

The property also benefits from a large double garage with twin electric up-and-over doors, power, and lighting, along with a generous driveway providing additional off-street parking.

Central heating is operated by a gas boiler and the property is fitted with double glazing.





THE LOCAL AREA

51 Netherbank is located in the sought-after Alnwickhill district of south Edinburgh, a peaceful residential area known for its green surroundings, excellent amenities, and convenient access to the city centre. Situated just a short drive from Cameron Toll Shopping Centre and the popular Straiton Retail Park, residents benefit from a great selection of supermarkets, high street retailers, cafés, and restaurants close by.

The area is particularly well-served for outdoor recreation. Nearby, the open green spaces of the Braid Hills, Blackford Hill, and the Hermitage of Braid offer scenic walking routes, cycling trails, and panoramic views across the city. Mortonhall Estate is also within easy reach, home to the much-loved Mortonhall Garden Centre, which offers a garden store, food hall, homeware shops, and a welcoming café, making it a favourite local destination.

For families, the area is served by well-regarded local primary and secondary schools, with a choice of private education available nearby. Excellent public transport links connect Alnwickhill to the city centre, with regular bus services and swift access to the Edinburgh city bypass, providing easy routes to the Airport, the City Bypass, Straiton, and beyond.

EXTRAS

All blinds, light fittings, fitted flooring, integrated appliances and garden shed are included in the sale price.

Please Note:

Due to special circumstances, the photographs used in this brochure were taken prior to the property being tenanted. These images are intended to provide a representation of the property's layout and potential, and may not reflect its current presentation.

HOME REPORT VALUATION: £630,000





Netherbank, Edinburgh



150 sqm 1615 Sqft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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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.