



6 Alnwickhill Court  
ALNWICKHILL | EDINBURGH | EH16 6YG

  
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## 6 Alnwickhill Court

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Nestled in a quiet tree lined development moments from excellent amenities, quick transport links and vast open green spaces is this immaculately presented terraced house. Boasting private front and rear gardens, panoramic views, free on street parking, double glazing and gas central heating this property would make an ideal buy in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway with deep storage cupboard, a bright lounge that flows through to the contemporary dining kitchen with attractive units and generous dining space and following up a carpeted staircase the upper level enjoys two well-proportioned double bedrooms (both with built-in storage) and the home is completed by a stylish bathroom with shower over bath. Externally the fully enclosed, secluded rear garden is mainly laid to lawn with a paved section ideal for al fresco dining.

- Terraced house in quiet tree lined development
- Private front and rear gardens
- Welcoming hallway with storage
- Bright lounge with picture window
- Contemporary dining kitchen
- Two large double bedrooms
- Stylish bathroom
- Gas central heating and double glazing

Energy Rating C, Council Tax Band D.

Fees payable to residents' association for upkeep of shared green space in development approx. £60 per year.

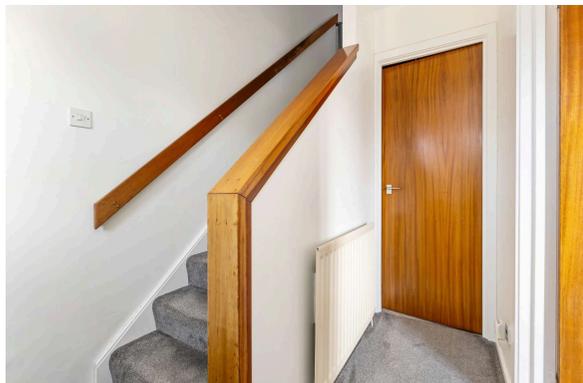
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.

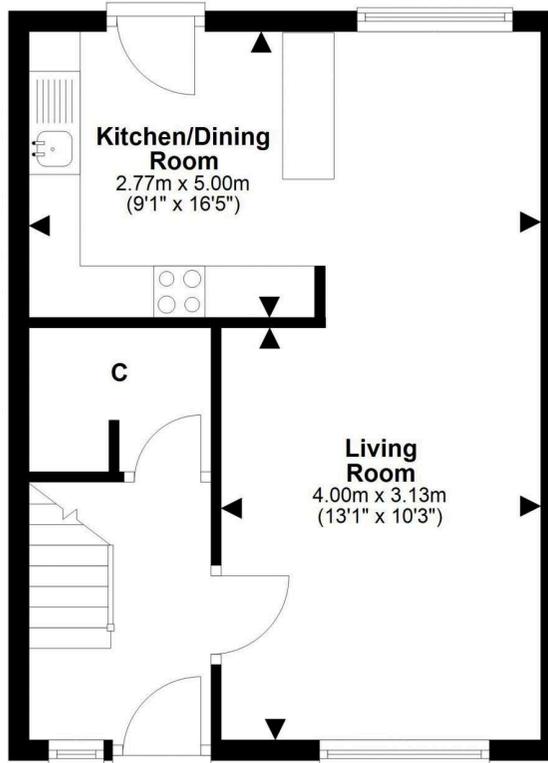




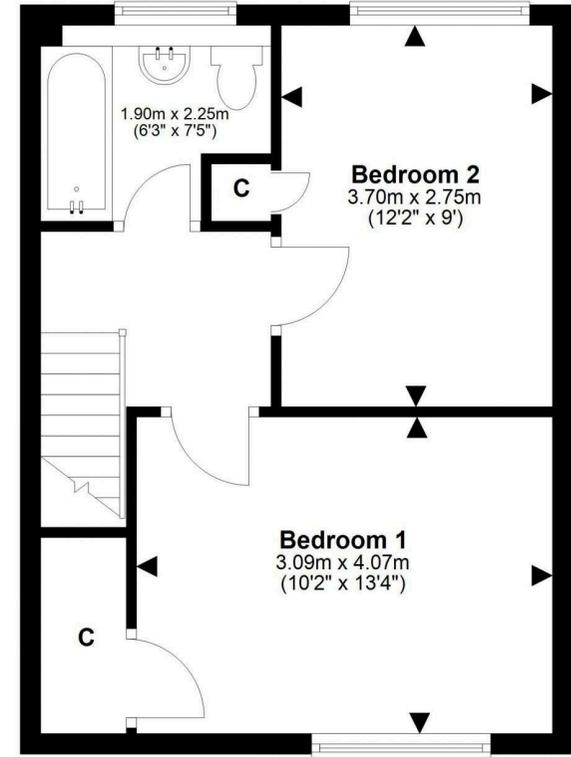
All fixtures, fittings, blinds, fridge/freezer, oven, dishwasher and wardrobes will be included in the sale.

Alnwickhill is a sought-after suburb in the south approximately four miles from Edinburgh City Centre. There is an excellent 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 bypass ensuring easy access to other outlying districts, Edinburgh Airport and main motorway networks





**Ground Floor**



**First Floor**

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.