










Offers Over

£168,000

23 Alnwickhill Court

Alnwickhill | Edinburgh | EH16 6YG

Lovely quarter villa pleasantly situated within an established development in the sought-after Alnwickhill area, close to excellent local amenities and transport links. Boasting a driveway for off-street parking and a sizeable private garden, the property will undoubtedly appeal to the first-time buyer or those wishing to downsize.

-  1 bedroom
-  1 public room
-  1 bathroom
-  Private front garden
-  Driveway
-  EPC Band - C
-  Council Tax Band - B



Description

The accommodation begins with an open-plan lounge/kitchen/diner – a bright and airy space enhanced by twin windows to the front. The well-appointed kitchen area is fitted with a range of integrated and freestanding white goods, complemented by a breakfast bar and partial tiling in splash areas for ease of maintenance. Handy understairs storage adds further practicality. On the upper level, the landing provides access to the attic, which is partially boarded and accessed via a Ramsay ladder, offering useful additional storage. The bedroom is a good-sized double with integrated wardrobes and a front-facing aspect. The bathroom is partially tiled and fitted with a shower over bath, completing the internal accommodation.

Further benefits include gas central heating and double glazing throughout.



Gardens & Parking

Externally, the property benefits from a charming private front garden, featuring mature shrubs and planting. A shared rear garden is also available for residents. A multi-car driveway provides valuable off-street parking.

Extras

Selected fixtures and fittings, including; integrated induction hob, oven, and extractor hood, freestanding fridge-freezer, and washing machine, light fittings and fitted floor coverings. Other items may be available per separate negotiation.

Viewing

By appointment through Neilsons 0131 625 2222.



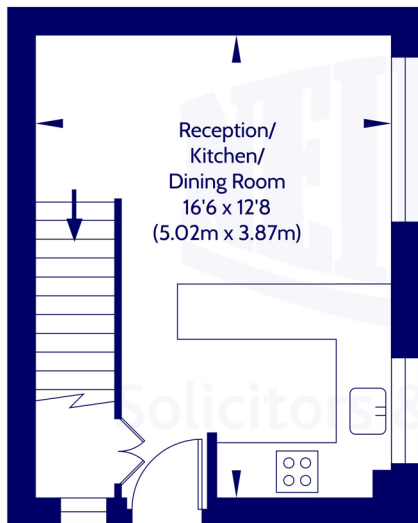


Location

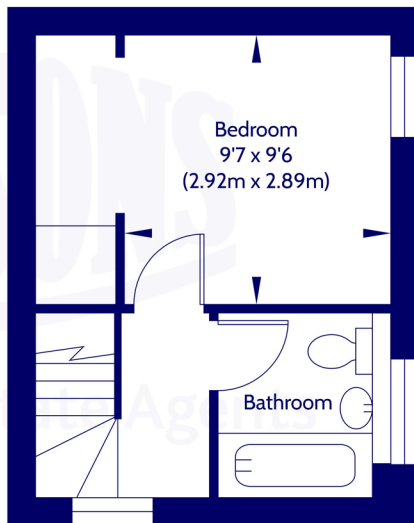
Located in the desirable Alnwickhill area to the south of Edinburgh's city centre, this property enjoys a peaceful setting while remaining well connected. Excellent public transport links provide direct access into the city centre, making it an ideal location for commuters. A range of local shops and everyday amenities are within easy reach, along with larger retail options at Cameron Toll Shopping Centre and Straiton Retail Park, both just a short drive away. The area also offers a wealth of leisure and recreational facilities, including scenic walks at the Braid Hills and the Hermitage of Braid, as well as nearby Gracemount Leisure Centre with a swimming pool and numerous golf courses. For students and professionals, the University of Edinburgh's King's Buildings campus is easily accessible, and the Edinburgh Royal Infirmary, Simpsons Maternity Unit, and Royal Hospital for Children and Young People (Sick Kids) are all nearby. The property also benefits from excellent road links, with close proximity to the City of Edinburgh Bypass, offering convenient access to the wider motorway network and Edinburgh International Airport.



Approx. Gross Internal Floor Area 39 Sq M / 419 Sq Ft.



Ground Floor



1st Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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