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39 Alnwickhill Park,

Edinburgh, EH16 6UH



Description

Welcome to 39 Alnwickhill Park, this stunning two-bedroom main door lower villa offers bright and spacious accommodation, ideal for the first time buyer, small families or for someone looking to downsize. The property is in excellent order and presented in pristine condition throughout. The accommodation briefly comprises a welcoming entrance hall with large walk-in closet and further storage cupboard. The living/dining room is light and spacious with dedicated areas for relaxing and entertaining, a modern galley breakfasting kitchen, two light and airy bedrooms and contemporary bathroom with white suite. The property further benefits from well-maintained private gardens to the front and to the rear, along with a driveway and single garage. We would highly recommend an early viewing to fully appreciate the size, standard and quality of accommodation on offer.

Location

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 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 by-pass ensuring easy access to other outlying districts, Edinburgh Airport and main motorway networks.

Extras

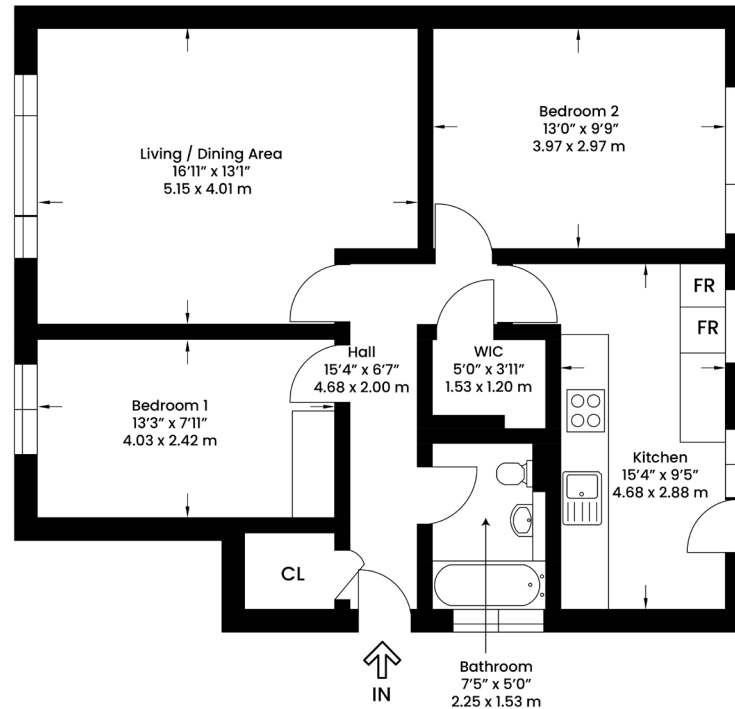
All fitted floor coverings. It should be noted that no warranties or guarantees will be given for the appliances

Features

- Entrance hall
- Living/Dining room
- Breakfasting kitchen
- 2 Bedrooms
- 1 Bathroom
- Gas central heating
- Double glazing
- Private gardens to the front and rear
- Driveway
- Garage
- EPC rating - C
- Council Tax Band – D
- Tenure - Freehold







vistaBee

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (D110927)
vistaBee 2026



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DISCLAIMER These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.