










Offers Over
£170,000

1 Alnwickhill Court

Alnwickhill | Edinburgh | EH16 6YG

Attractive one-bedroom quarter villa enjoying a peaceful position within a sought-after south Edinburgh development. Boasting a private driveway and generous garden space, whilst being close to excellent amenities and transport links, the property offers an ideal opportunity for first-time buyers and downsizers.

-  1 bedroom
-  1 public room
-  1 bathroom
-  Private & shared gardens
-  Driveway
-  EPC Band - C
-  Council Tax Band - B



Description

Internally, the property is presented in excellent order throughout and briefly comprises: welcoming entrance into a bright and spacious open plan lounge/kitchen/diner, enhanced by twin windows allowing for excellent natural light. The stylish kitchen area is fitted with a range of integrated white goods, a practical breakfast bar, partial tiling in splash areas for easy upkeep, and handy built-in storage provisions. A staircase leads to the upper landing, where access is provided to a partially floored attic. The bedroom is a comfortable double room featuring large integrated mirrored sliding wardrobes and additional space for freestanding furniture. Completing the accommodation is an impressive bathroom fitted with a rainfall shower over bath, partial wall tiling, and convenient shaver points.

Further benefits include Hive-controlled gas central heating, double glazing, six solar panels, an EV charging point, and two CCTV cameras which will be included in the sale.



Gardens & Parking

Externally, the property enjoys a private garden laid to lawn, together with access to a shared garden area with shed (shared with just one neighbouring property) and a separate communal drying green. A shared driveway provides off-street parking.

Extras

Selected fixtures and fittings, including; integrated induction hob, oven, fridge, freezer, and dishwasher, freestanding 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.

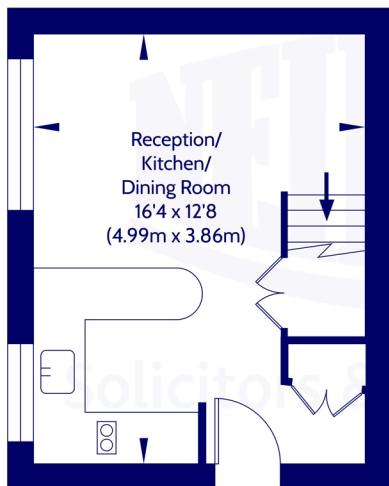
The area also offers a wealth of leisure and recreational facilities, including scenic walks at the Braid Hills and the Hermitage of Braid, as well as nearby Gracemount Leisure Centre with a swimming pool and numerous golf courses. For students and professionals, the University of Edinburgh's King's 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.



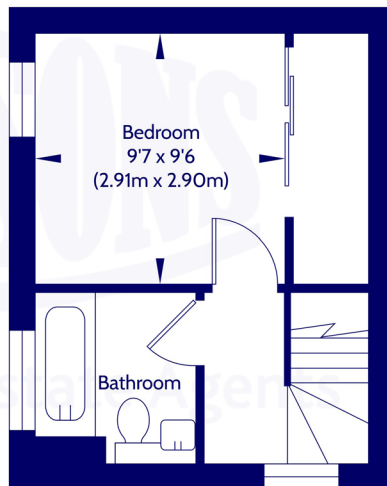


Approx. Gross Internal Floor Area 38 Sq M / 415 Sq Ft.

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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