



15 Alnwickhill Park  
ALNWICKHILL | EDINBURGH | EH16 6UH

  
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## 15 Alnwickhill Park

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Nestled on a quiet, tree lined street, moments from excellent amenities, quick transport links and vast open green spaces is this immaculately presented main door lower villa. Boasting a large garden, a driveway and separate garage, gas central heating and double glazing this property would make an ideal buy in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway with two deep storage cupboards, a bright lounge with picture window and generous dining space, a contemporary kitchen with attractive units, breakfast bar, and garden access, two large double bedrooms (one with built-in wardrobe) and the flat is completed by a stylish bathroom with shower over bath. Externally the abundant rear garden offers a high degree of privacy and has a section laid to lawn, a paved area ideal for al fresco dining and is bordered by colourful plants and shrubs.

- Main door lower villa
- Wonderful garden grounds, driveway and garage
- Welcoming hallway with deep storage cupboards
- bright lounge with generous dining space
- Contemporary kitchen with attractive units
- Two large double bedrooms
- Stylish bathroom with shower over bath.

Factor Fees payable to Alnwickhill proprietors, approximately £67 per annum.

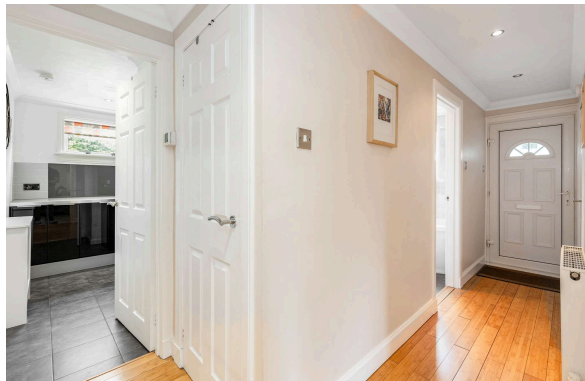
Energy Rating C, Council Tax D

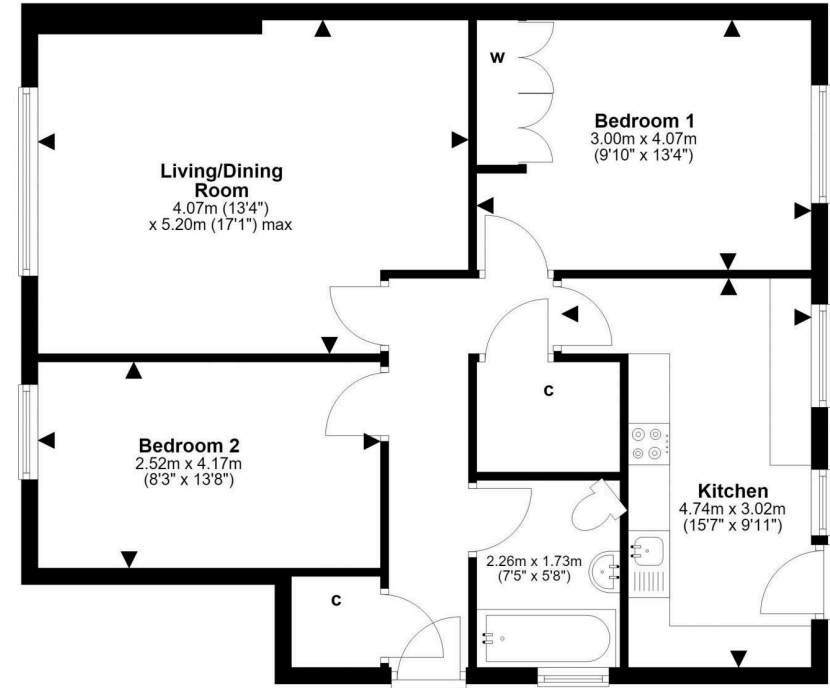
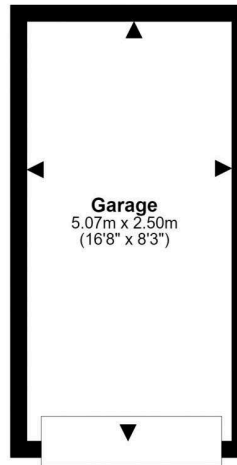
All fittings, fixtures, integrated kitchen appliances, light fittings, TV brackets, washing machine and fridge freezer will be included in the sale. Other items of furniture may be available under separate ...

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



Alnwickhill is a sought-after 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, Frogston Primary School and Nursery are within walking distance of the property. 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.





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.