



# 61 Alnwickhill Road

Edinburgh, EH16 6NJ



This substantial 1930s semi detached villa offers approximately 182 square metres of generous, light filled accommodation with elegant proportions, charming original features, and a warm, welcoming feel, set within a sizeable plot sandwiched between Liberton Park and a protected Green Belt field. Its position and open outlook create a strong sense of space and calm, ideal for family living.

The property is entered via a traditional vestibule into a broad reception hall, with practical under stair storage and a natural flow through the ground floor. The principal living room is a standout space, featuring a deep bay window that draws in excellent natural light and creates an inviting setting for everyday family life. A second large public room, currently used as a dining room, offers excellent flexibility and would work equally well as a family room, playroom, or home office. Original Edinburgh press cupboards are positioned throughout the home, including within the living room, dining room, and bedrooms, providing excellent integrated storage.

The kitchen is well proportioned and connects seamlessly to a utility room and rear hall, which offers direct access out to the rear garden, making it particularly practical for busy family routines. A conveniently located WC completes the ground floor accommodation.

On the first floor, there are three generous double bedrooms, each enjoying open aspects and good natural light, with the principal bedroom benefiting from a bay window that enhances the home's bright and airy feel. The family bathroom is spacious and well lit, lending itself easily to modernisation. A large floored attic, accessed via a Ramsay ladder, provides excellent storage and obvious scope for future development, subject to the usual consents.

Externally, the generous side and rear gardens are mostly laid to lawn and framed by mature apple and plum trees, offering a safe and serene space. The plot also provides strong potential to extend, with neighbouring properties offering helpful precedents.

A single garage with an electric front door and up and over rear door completes this much loved home, which now presents an exciting opportunity for a family to create something truly special.

## Property features

- Flexible living accommodation
- Ideal for family living
- Fantastic potential for modernisation and extension
- Mature private garden with fruit trees
- Garage with electric door
- Driveway
- Gas central heating
- Double glazing throughout





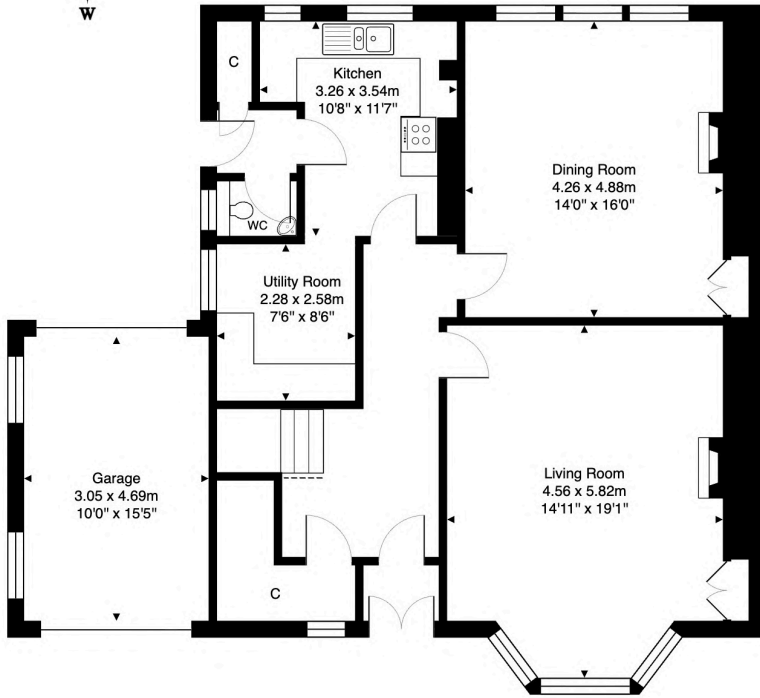


## Location

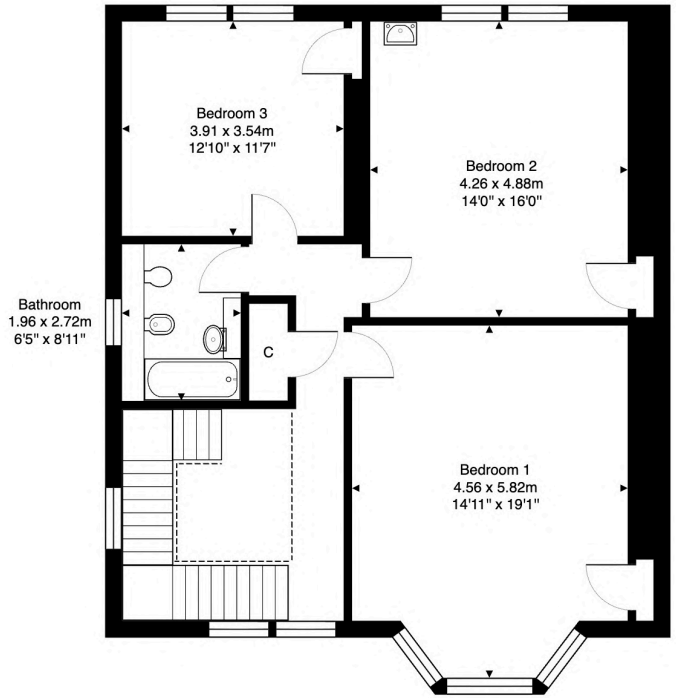
Liberton enjoys a distinctive setting on the south side of Edinburgh, combining a rural feeling atmosphere with quick and convenient access into the city. The property is surrounded by open green space and protected Green Belt land, including the field directly opposite, creating an unusually open outlook and a strong sense of privacy. Outdoor access is a particular highlight, with Liberton Park directly behind the house, Seven Acres Park nearby, and Mortonhall Estate walks accessible almost from the front door. Along Braid Hills Road are Braid Hills Golf Course, a driving range, and Tower Farm Riding School, while elevated ground nearby offers attractive views across the city and towards Blackford Hill. Despite its peaceful setting, the location is well connected. The City Bypass and Straiton Retail Park are easily reached, and regular bus services provide quick routes into the city centre. The area has a strong community feel, with long term residents, Liberton Kirk Centre within the old village, and schooling catchments including St Catherine's RC Primary, Liberton Primary, Holy Rood RC High, and Liberton High School.







Ground Floor



First Floor

## Extras

The items included in the sale of the property are fitted floor coverings, curtains and curtain fittings, light fittings and fixtures, and all white goods. These comprise a dishwasher, a Miele washer dryer, cooker, fridge, and freezer. Storage furniture within the attic, the burglar alarm system, and the greenhouses are also included. The seller will not warrant the working order of any appliances, systems, or services and the property is sold as seen.

Certain furniture items may be included by separate negotiation, please contact us for a full list of items available.

Council Tax band G

Any offers should be submitted to [residential@andersonstrathern.co.uk](mailto:residential@andersonstrathern.co.uk)

### Notes

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for receipt of offers. Offers should be faxed to 0131 270 7778 in the first instance. The seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combines Standard Clauses will be considered. Offers received not using these clauses will be responded to by their deletion of the non-standard Clause and replaced with the Combines Standard Clauses.



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