

4 Clackmae Road

Alnwickhill, Edinburgh EH16 6NZ



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Extended three-bedroom

semi-detached bungalow



Set within established gardens in sought-after Alnwickhill, this extended three-bedroom semi-detached bungalow offers flexible family accommodation over two levels. The bright, well-presented home combines a generous bay-windowed living room and garden-facing conservatory with a stylish modern kitchen, ground-floor bathroom, excellent storage, and a spacious upper bedroom with an adjoining study area. A mature enclosed rear garden, attractive front garden, and private driveway complete this appealing south Edinburgh property.

General Features

- Extended three-bedroom semi-detached bungalow in sought-after Alnwickhill
- Flexible family accommodation arranged over two levels
- Well-presented interiors with attractive contemporary finishes
- Excellent local amenities at Cameron Toll and Straiton
- Green spaces, leisure facilities, and schooling within easy reach
- Regular bus services and convenient links to central Edinburgh and the City Bypass

Accommodation Features

- Glazed entrance porch and long central hall with excellent storage
- Generous bay-windowed living room with elegant living-flame fire
- Bright garden-facing conservatory ideal for family dining
- Stylish Shaker-style kitchen with Belfast sink and integrated cooking appliances
- Two flexible ground-floor bedrooms, including a king-size room
- Spacious upper principal bedroom with extensive eaves storage
- Adjoining study area ideal for home working or dressing
- Bright three-piece family bathroom with shower-over-bath
- Double glazing and central heating

Exterior Features

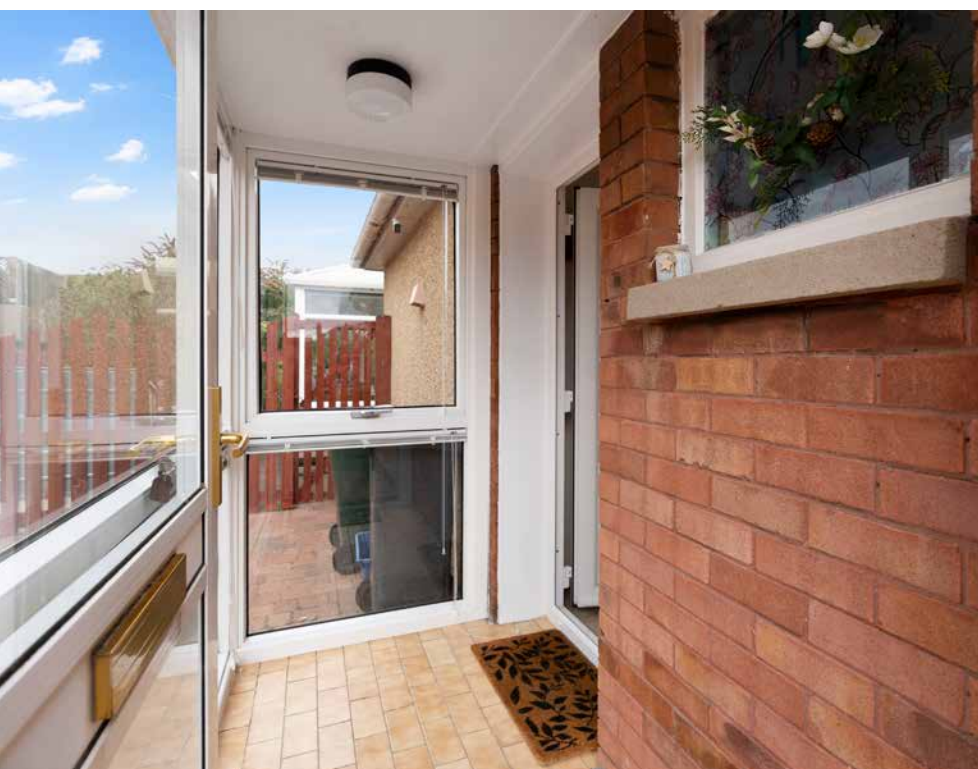
- Mature enclosed rear garden with lawn, trees, hedging, and colourful planting
- Paved terrace for outdoor seating and dining
- Timber garden shed
- Secure bicycle store
- Attractive established front garden
- Private monoblock driveway

Versatile family home

in well-connected Alnwickhill

Occupying a peaceful residential position in Alnwickhill, the property enjoys everyday amenities within easy reach, together with extensive shopping at Cameron Toll and Straiton. Nearby Braid Hills, Liberton Park, and Mortonhall provide plentiful opportunities for walking, leisure, and outdoor recreation. The area is well served by local schooling and regular buses, while convenient road links place Edinburgh city centre, the Royal Infirmary, university campuses, and the City Bypass within straightforward reach.





A bright and practical welcome



A glazed entrance porch opens into a long central hall, where neutral decoration and soft carpeting create a calm first impression. Several built-in cupboards throughout the home provide valuable household storage, and the thoughtful layout allows all ground-floor rooms to be accessed independently.

Inviting spaces

for relaxation and dining



Living room

with elegant living-flame fire



The generous living room is filled with natural light through a broad front-facing bay window. Pale blue décor, plush carpeting, and an elegant fireplace with a living-flame fire lend this comfortable reception room a warm, classic character.

“... filled with natural light through a broad front-facing bay window...”

Garden-facing conservatory

ideal for family dining

To the rear, the kitchen connects directly to an impressive conservatory. Wrapped in glazing and finished with a vaulted panelled ceiling, this delightful garden room offers ample space for family dining and opens outside through French doors.

Stylish and well-appointed kitchen

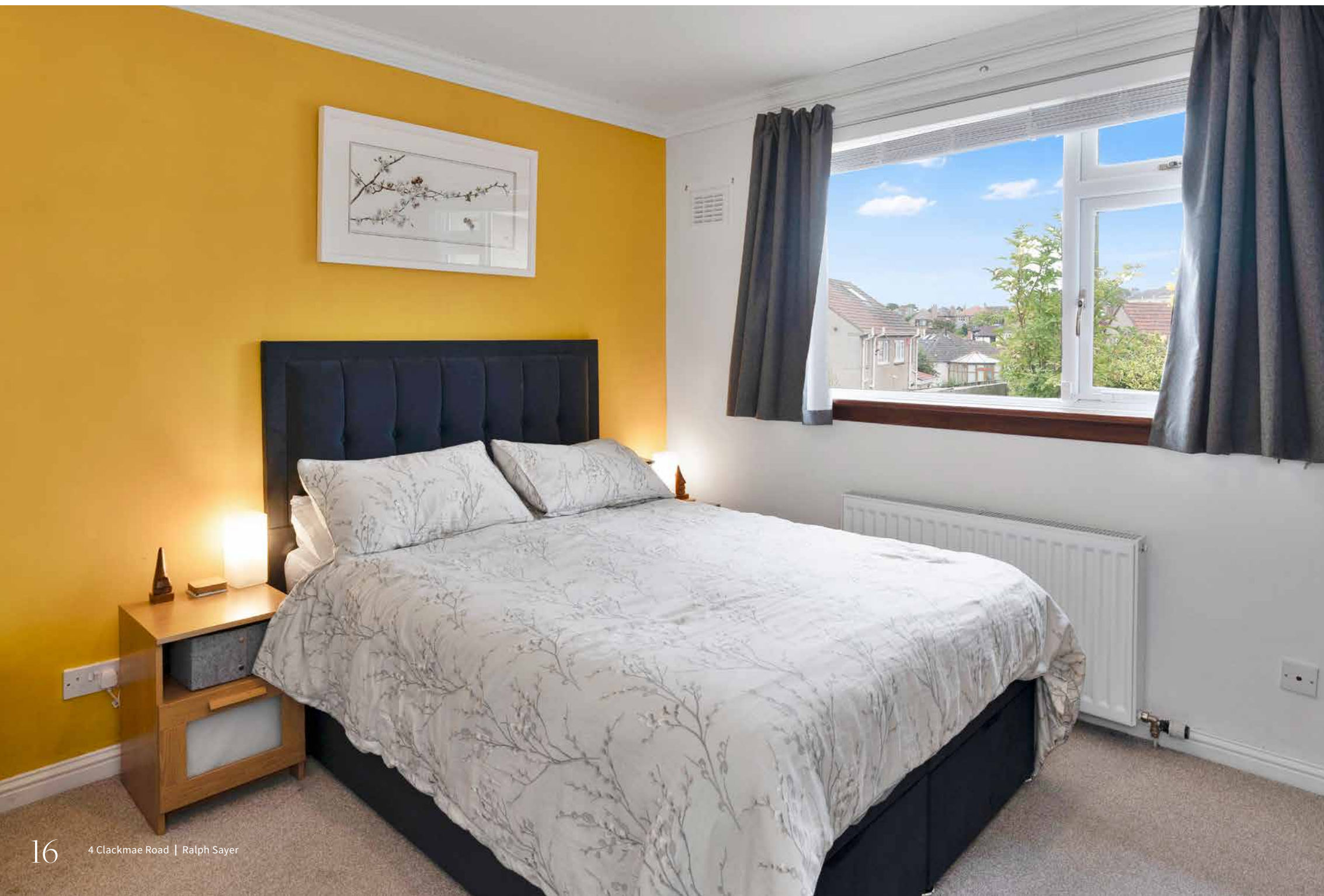


The attractive kitchen is fitted with sage-green Shaker-style cabinetry, wood-effect worktops, metro-tiled splashbacks, and a ceramic Belfast sink. Integrated cooking appliances include two ovens, one of which is a microwave combi oven, and a sleek induction hob, while under-cabinet lighting and herringbone flooring complete the contemporary scheme. There is also space for freestanding refrigeration and laundry appliances.



Flexible bedrooms

Two bedrooms are conveniently positioned on the ground floor. The larger is a comfortable king-size room with garden views, while the second is ideally suited to a child's room, nursery, or home office.



Spacious principal bedroom

with extensive eaves storage





Upstairs, the substantial principal bedroom enjoys excellent natural light from a large roof window, leafy outlooks, and extensive fitted eaves storage.



An adjoining study area creates a useful place for home working, reading, or dressing, complemented by further built-in storage.



Family bathroom

The bright ground-floor bathroom is fitted with a three-piece white suite, comprising a WC, washbasin, and bath with an overhead shower and glazed screen. Neutral tiling and a window provide a clean, airy finish. Full double glazing and central heating add further practical appeal.

Mature gardens and private parking



Outside, the enclosed rear garden offers a wonderfully leafy private setting for family life which captures the sun all day long. A central lawn is framed by mature hedging, trees, and colourful planting, with a paved terrace providing space for outdoor dining. A timber shed supplies useful garden storage, supplemented by a separate bicycle store. The front garden is equally established, featuring lawn, flowering shrubs, and a striking rowan tree, while a gated monoblock driveway provides convenient private parking.

Extras: All fitted floor coverings, window blinds, light fittings, and integrated appliances are included in the sale. Integrated appliances include oven, induction hob and extractor and dishwasher. Freestanding appliances, including fridge-freezer and washing machine, are available by separate negotiation.



Property Name

4 Clackmae Road

Location

Alnwickhill, Edinburgh EH16 6NZ

Approximate total area:

117.1 sq. metres (1260.5 sq. feet)

The floorplan is for illustrative purposes.
All sizes are approximate.

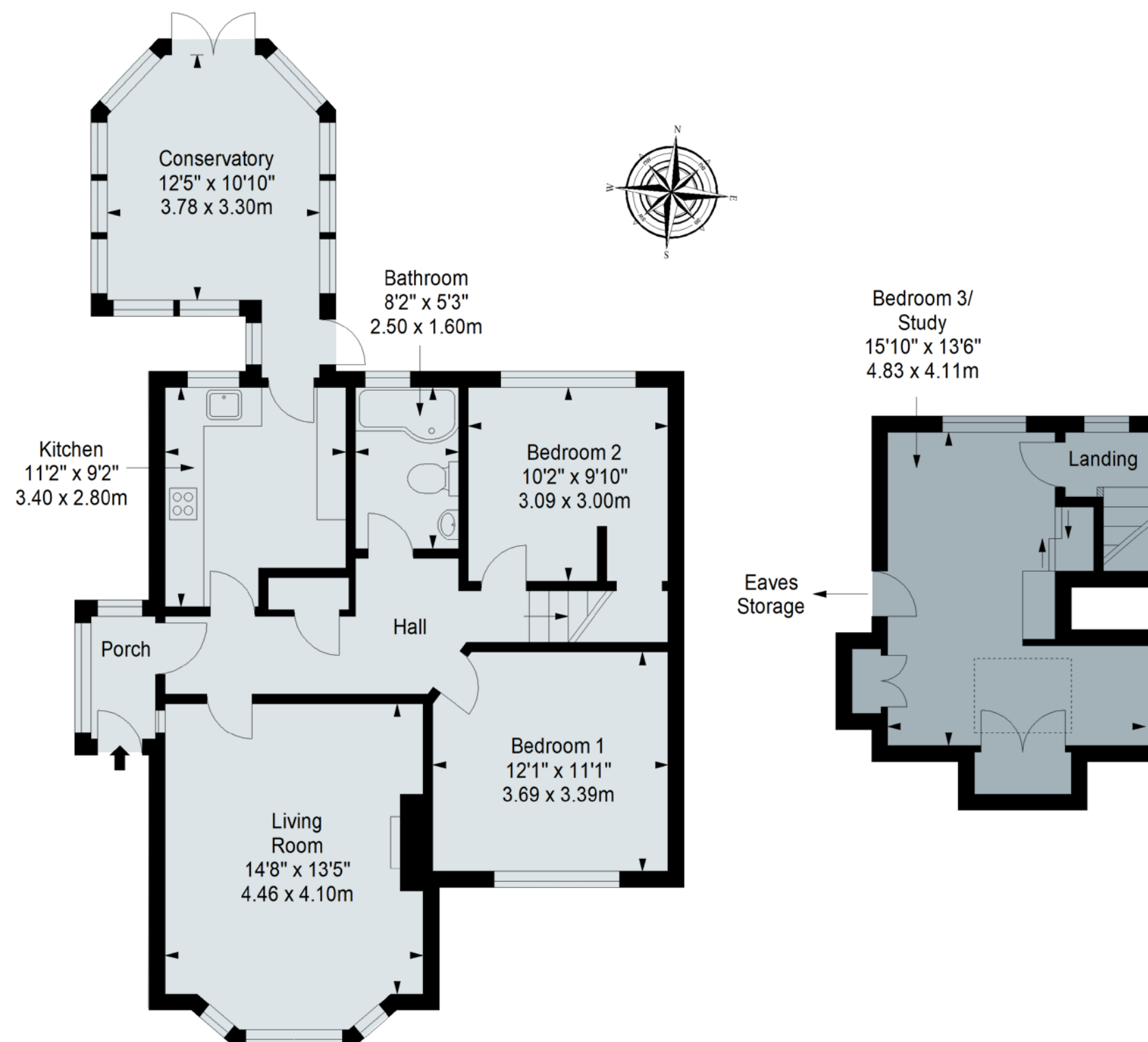
● Ground Floor

● First Floor

EPC Rating - D

Council Tax Band - E

Home Report Value - £410,000

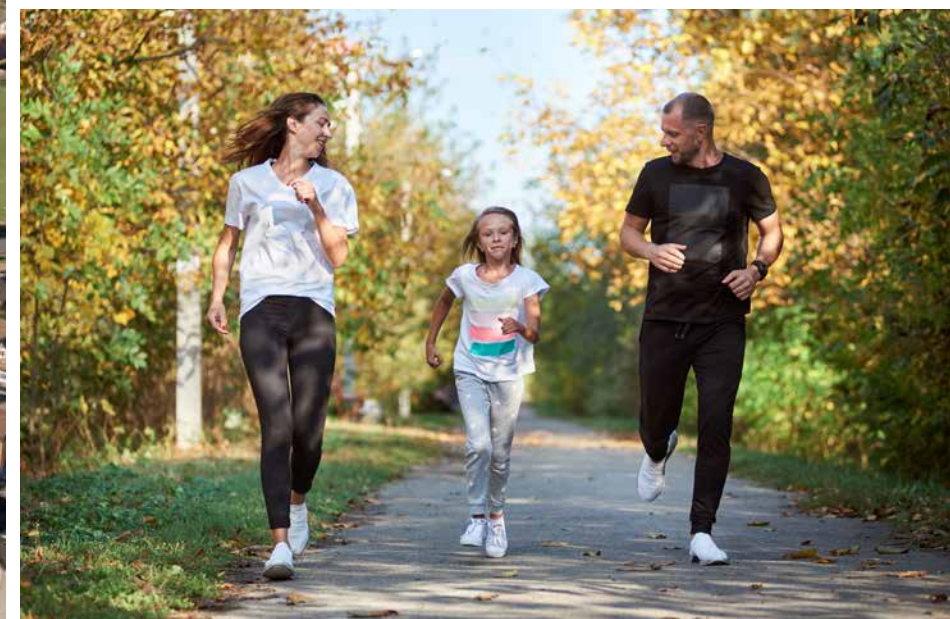


Alnwickhill

Edinburgh



The suburb of Alnwickhill offers the kind of village atmosphere that makes it hard to believe that you are just 3 miles from the heart of Edinburgh. The area is mainly residential with a high concentration of tranquil green spaces on your doorstep. With a range of shops close by, including Cameron Toll Shopping Centre, housing major supermarkets and high-street retail outlets, and more traditional everyday amenities in the older parts of nearby Liberton, there is no need to travel to the centre for shopping. Regular day and night bus services ensure fast and convenient travel links to the city centre and beyond. The area offers reputable state schools at primary and secondary level and is ideally located for Edinburgh University's Kings Buildings and Napier University. Alnwickhill offers great outdoor pursuits, from a relaxing stroll along the Burdiehouse Burn, football or picnic in Liberton Public Park, pony trekking in nearby Braid Hills or a round of golf at Liberton Golf Club, which enjoys panoramic views of the city.



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dream property!



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