

**9 Kidlaw Close, Alnwickhill  
Edinburgh, EH16 6FT**

**OFFERS OVER £290,000**



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- Well-designed end terraced villa (2018)
- Full-width living/dining room opening onto rear garden
- Fitted kitchen and downstairs toilet
- 3 bedrooms and bathroom/shower
- Gas central heating and double glazing
- Garden to front and rear and ample parking
- Popular location offering easy access to City B-pass
- EPC C

### Description

This modern and well-designed end terraced villa offers comfortable accommodation (82sqm) for a couple or family. It enjoys a peaceful child-safe setting on a desirable residential development (Cala Homes 2018). There is a very comfortable full-width living/dining room boasting French doors out to the rear garden. The self-contained kitchen fitted with wealth of modern cabinets/worktops and integrated appliances. Also conveniently located on the ground floor is a toilet compartment which gives access in turn to a handy utility store. A choice of 2 double bedrooms (each having fitted wardrobes), a single bedroom and the bright bathroom/shower are found upstairs.





### Central Heating and Double Glazing

Gas central heating is complemented by replacement UPVC double glazed windows/doors.

### Garden and Parking

There is an open plan front garden and a fully fenced rear garden with patio, side gate and shed. Ample on-street pavour parking is provided.

### Location

9 Kidlaw Close is positioned at the end of a small terrace within a peaceful cul-de-sac setting on this attractive landscaped development near Liberton Park. The mature south side district of Alnwickhill is only 4 miles from Princes Street and close to the By-pass/artery roads. It has local shops, a golf course, schools and well served bus routes. Large shopping options (including Sainsbury's supermarkets) at Cameron Toll and Straiton Retail Parks are only a few minutes bus/car journey away. The Edinburgh Royal Infirmary at Little France and University Campus at King's Buildings are close by.

### Valuation

The property has been valued at £300,000 and the Home Report is available via the ESPC web site.

### Council Tax and EPC

The property lies in Council tax Band E and has a C rated Energy Performance Certificate.

### Extras

Floor coverings, carpets, blinds, gas hob, oven, hob and washing machine are included in the sale.

### Viewing

To view telephone Agents 0131 229 3399 (07595820611 outwith office hours).







9 KIDLAW CLOSE, EDINBURGH  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 902 SQ FT / 83 SQ M  
 All measurements and fixtures including doors and windows are  
 approximate and should be independently verified.  
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