

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

OFFERS OVER £290,000



drummondmiller



- 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 pavilion 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

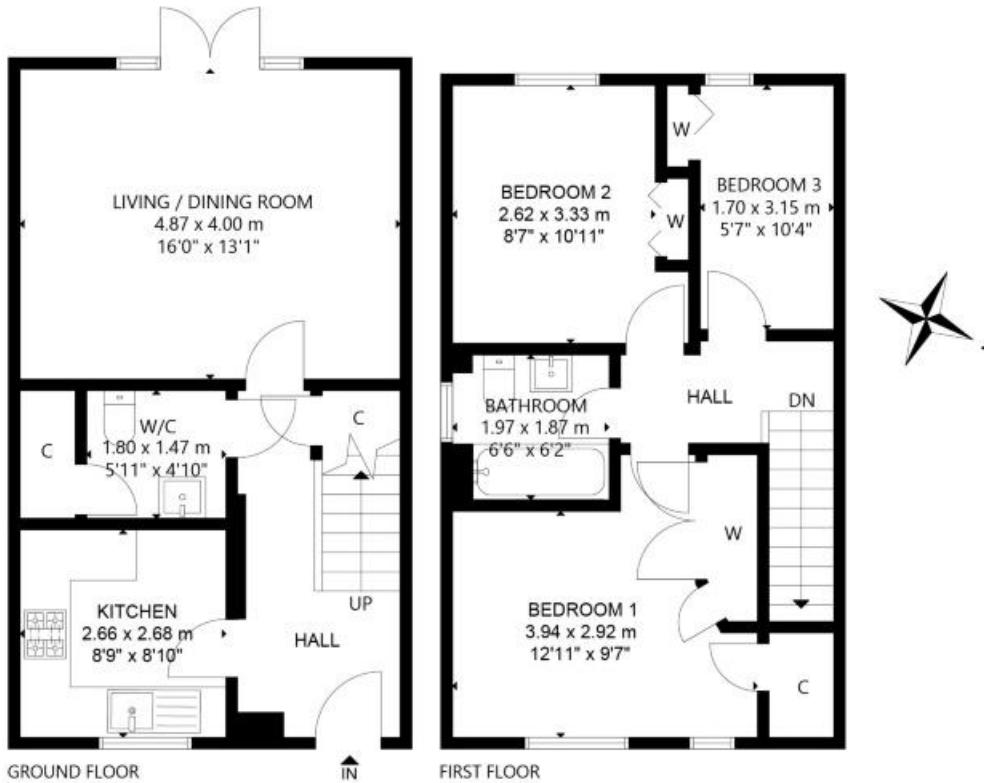
The property lies in Council tax Band E and has a C rated Energy Performance Certificate.

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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