










Fixed Price

**£380,000**

## 15 Alnwickhill Gardens

Liberton | Edinburgh | EH16 6NF

Neilsons are delighted to present to market this impressive and very rarely available extended four bedroom semi-detached house nestled within a quiet cul-de-sac in the much sought-after suburb of Alnwickhill. With a single garage, a driveway for secure off-street parking and private gardens, this property makes for an ideal family home.

-  4 beds
-  1 public
-  1 bathroom
-  Private front and rear gardens
-  Single garage and driveway
-  EPC Band - D
-  Council Tax Band - E



## Description

Internally, the property is in true 'turn-key' condition throughout while briefly comprising of; welcoming entrance hallway, bright and airy sitting room with a feature electric fireplace enjoying a peaceful outlook over the leafy cul-de-sac, fully-fitted dual-aspect kitchen/diner with smart gloss white units and a wooden worktop, a range of integrated and freestanding white goods, tiling in splash areas, stylish under-unit lighting, breakfast for casual dining and more than adequate room for a large dining table and chairs, double bedroom currently used as a home office offering flexible use, two-piece W/C, first-floor landing with a walk-in double cupboard offering scope for development to an ensuite bathroom, walk-in wardrobe or separate study space, two further storage cupboards and access to the partially-floored attic, three generous double bedrooms all with integrated wardrobes and ample room for freestanding furniture as well as different configurations, and a main shower room with a corner cubicle finished partially with splash paneling.

The property also benefits from gas central heating and double glazing throughout.



## Extras

Selected fixtures and fittings, including; freestanding cooker, fridge-freezer, washing machine and microwave, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

## Gardens and Parking

There are well maintained private gardens to the front and rear of the property linked by a side access lane. The rear garden is laid mostly to lawn with a separate patio area making it an ideal space for the whole family to enjoy. For the car owner, there is a sizeable single garage as well as a single driveway for secure off-street parking, while there is more than ample on-street free parking for further residents and visitors alike.

## Viewing

By appointment through Neilsons 0131 625 2222.



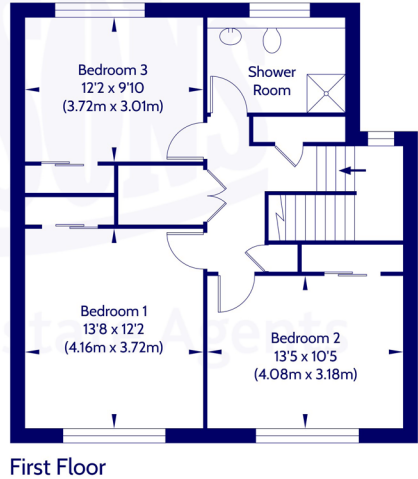
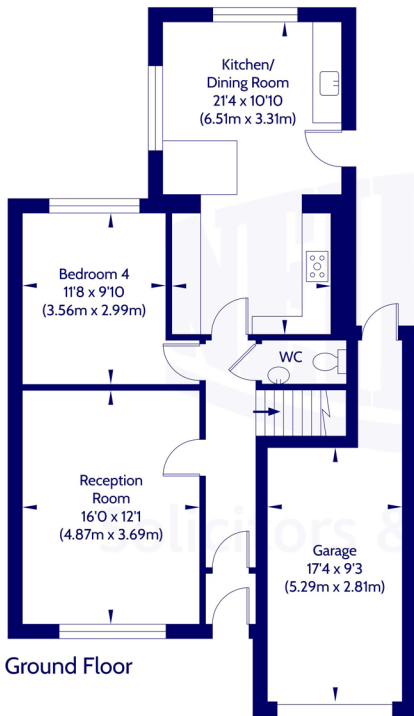


## Location

Alnwickhill Gardens forms part of the desirable residential district of Liberton. Whilst enjoying a peaceful location, the property is within easy reach of Liberton Gardens where excellent public transport operates providing direct access into the city centre. Local shops and services are on hand together with the Cameron Toll Shopping Centre and Straiton Retail Park both only a short distance away providing a selection of high-street shops and services. Many leisure and recreational facilities are within the vicinity including a riding school and stables with wonderful walks available on hand at the Braid Hills and Hermitage of Braid walkway. Stanedykehead offers a lovely tranquil walkway leading to Mortonhall Estate. Gracemount Leisure Centre with swimming pool is nearby together with many well-known golf courses. Edinburgh University King's Building campus is within easy reach together with the Edinburgh Royal Infirmary hospital, Simpsons Maternity unit and the Sick Kids. For the commuter, the property is within easy reach of the City of Edinburgh Bypass which links the main Scottish motorway network system together with Edinburgh's International Airport.



Approx. Internal Area 130.19 Sq M / 1402 Sq Ft.  
Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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