

LAW • PROPERTY • FINANCE

## 12 ALNWICKHILL LOAN

Liberton, Edinburgh, EH16 6YB







Offering three reception areas, a kitchen, three bedrooms, and a bathroom, plus a garden, an attached single garage, and a private driveway, this detached house is tucked at the end of a quiet cul-de-sac within an established residential area of popular Liberton. The property has evidently been a well-loved home over the years and now offers its new owner an exciting opportunity to modernise and style to their own tastes and requirements.

Extras: All fitted floor coverings, window coverings, light fittings, integrated fridge and dishwasher will be included in the sale. The cooker is available by separate negotiation. Please note, no warranties or guarantees shall be provided for the appliances.

### **FEATURES**

- Detached house in Liberton
- Quiet cul-de-sac setting
- Opportunity for modernisation
- Entrance hallway
- Spacious, southeast-facing living room
- Separate dining room
- Versatile conservatory
- Kitchen with garden access
- Three bedrooms with storage
- Four-piece bathroom with shower-over-bath
- Mature rear garden
- Attached single garage and driveway
- EPC Rating D
- Council Tax Band E



# "KITCHEN WITH GARDEN ACCESS, THREE BEDROOMS WITH STORAGE & MATURE REAR GARDEN"



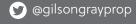


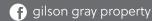


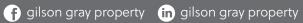


#### Ground Floor First Floor Shed Approx. 65.7 sq. metres (707.2 sq. feet) Approx. 40.6 sq. metres (437.0 sq. feet) Approx. 3.1 sq. metres (33.4 sq. feet) Shed Bathroom 6'11" x 4'11" 7'4" x 6'1" 2.10 x 1.50m 2.24 x 1.85m Conservatory 9'8" x 8'6" 2.95 x 2.60m Kitchen 10'4" x 7'5" 3.16 x 2.25m Principal Bedroom 10'7" x 9'6" 3.22 x 2.90m Dining Room Landing Greenhouse 10'4" x 8'1" 3.16 x 2.46m Approx. 4.3 sq. metres (46.3 sq. feet) Greenhouse 7'10" x 5'11" 2.40 x 1.80m Garage Bedroom 3 19'4" x 8'8" 7'10" x 10'0" Livina 5.90 x 2.64m 2.39 x 3.05m Room 16'2" x 9'10" 4.94 x 3.00m Hall Bedroom 2 13'1" x 7'9" 4.00 x 2.36m

Total area: approx. 113.7 sq. metres (1223.9 sq. feet)













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These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particular, (a) descriptions, measurements and only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.



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