



GILSON GRAY

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"



EDINBURGH

29 Rutland Square
EH1 2BW
0131 516 5366



GLASGOW

160 West George Street
G2 2HQ
0141 530 2021



EAST LOTHIAN

33 Westgate
EH39 4AG
01620 893 481



DUNDEE

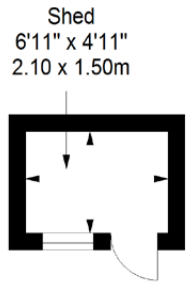
11 South Tay Street
DD1 1NU
01382 201 000



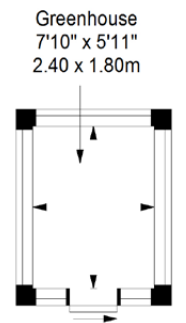
BORDERS

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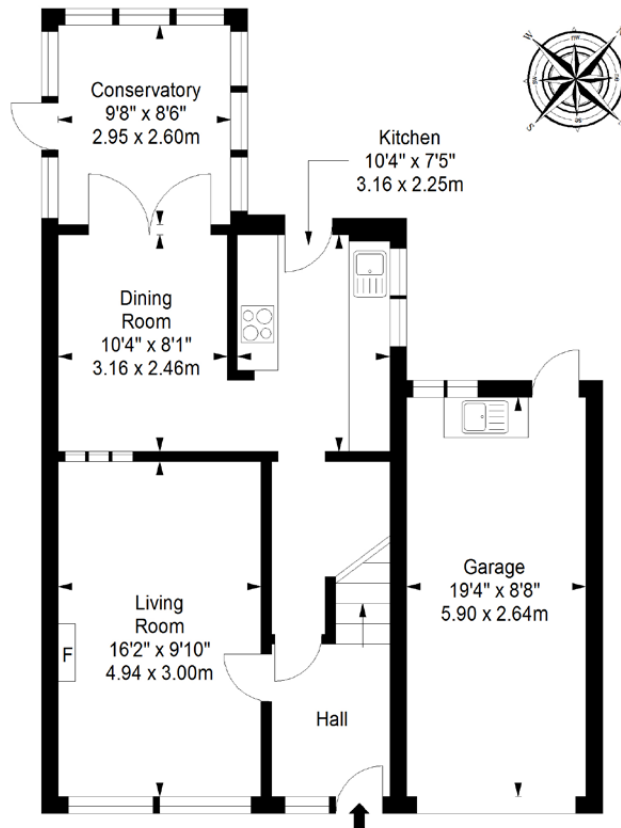
Shed
Approx. 3.1 sq. metres (33.4 sq. feet)



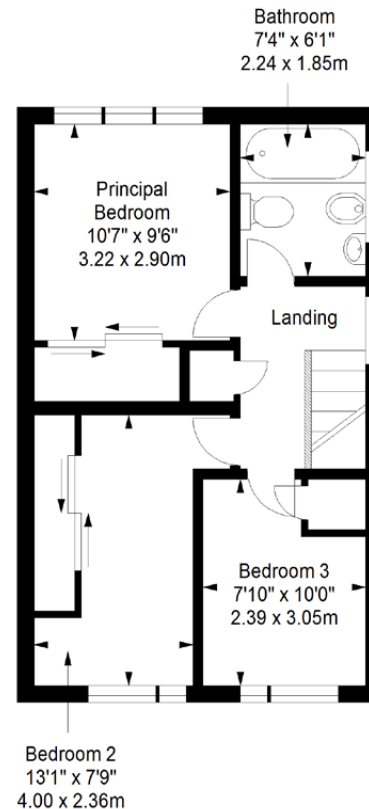
Greenhouse
Approx. 4.3 sq. metres (46.3 sq. feet)



Ground Floor
Approx. 65.7 sq. metres (707.2 sq. feet)



First Floor
Approx. 40.6 sq. metres (437.0 sq. feet)



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