







## Welcome

Welcome to Alnwickhill Park, this delightful two bedroom main door lower villa offers bright and spacious accommodation, ideal for the first time buyer, small families, downsizers or an excellent investment opportunity. The property further benefits from private gardens to the front and to the rear, along with a shared driveway and single garage. Set in the popular residential area of Alnwickhill located in the Liberton area of Edinburgh, close to amenities, schooling, whilst being within close proximity to the Edinburgh City Bypass. Cameron Toll Shopping Centre and Straiton Retail Park offering a variety of high-street retailers and supermarkets an excellent bus service runs to and from the city centre. For the outdoor enthusiast there are wonderful open spaces to enjoy. The property is presented to the market in excellent order throughout, we would recommend an early viewing.

- Reception hallway with useful storage facilities.
- Front facing living/dining room.
- Fully fitted kitchen with integrated appliances, door accesses the rear garden.
- Two double bedrooms.
- Bathroom comprising WC, wash hand basin and bath with shower over.
- Gas central heating.
- Double glazing throughout.
- Private gardens to the front and to the rear.
- Shared driveway.







# Alnwickhill

Alnwickhill Park is located to the south of Edinburgh city centre, located in a quiet residential area within the Liberton district. There is a frequent bus service nearby running to and from the city centre. The city bypass is a short drive away, and leads towards the airport, central belt motorway network and the South Gyle. The University of Edinburgh's King's Buildings campus is within easy walking distance, and the Royal Infirmary is only a few minutes by car. Locally there are shopping facilities in the nearby Cameron Toll, plus a Morrisons superstore and the Straiton Retail Park are only a short drive away. The area is served by primary and secondary schools, both of which are close by. Recreational facilities include Liberton Golf Club, Braid Hills public golf course, horse riding, Hillend Ski Centre, and walks on Blackford Hill and in the Pentland Country Park.

## Extras

Included in the sale All white goods, curtains, light fittings, and the large garden shed are included in the sale. There is an annual fee of around £60 to the Alnwickhill Housing Association to cover the maintenance of communal areas.



# Get in touch

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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



For details of the total internal floor area, please refer to the Home Report.  
This plan is for illustrative purposes only and should be used as such by a prospective buyer.