



CLANCYS

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16 Alnwickhill Terrace,

Edinburgh, EH16 6YD



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EPC

C



FREEHOLD

Description

An excellent opportunity has arisen to acquire this lovely 1-bedroom end terraced main door villa, set 'off-street', in a quiet cul-de-sac in the popular Liberton area, south of Edinburgh city centre. The accommodation comprises an entrance porch, living room, kitchen and dining room. A beautiful wooden staircase leads to the upper landing which gives access to a light and airy double bedroom and bathroom. The property further benefits from gas central heating, double glazing, private gardens to the front and side. This property will appeal to a variety of buyers and viewing is highly recommended to fully appreciate the size and standard of the property.

Location

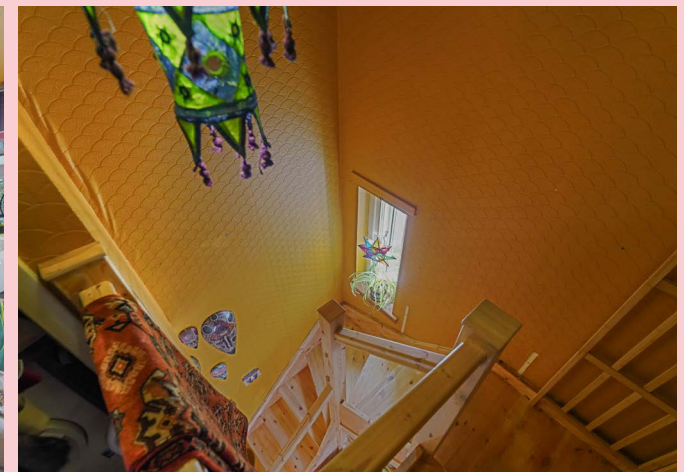
Liberton is an established residential area south of Edinburgh city centre, offering an extensive mix of family orientated housing, with local shopping located throughout. A Morrisons supermarket is on Gilmerton Road, whilst Cameron Toll Shopping Centre, Straiton, and Fort Kinnaird retail parks offer an extensive list of high-street names, superstores and supermarkets. Public parks and green spaces are also situated throughout, whilst the Braid and Pentland Hills, and Liberton golf course offer open spaces. Liberton is an ideal location for the Royal Infirmary and Edinburgh University, whilst schooling is well-represented from nursery to senior level. Regular public transport is available from Gilmerton Road and nearby Kirk Brae.

Extras

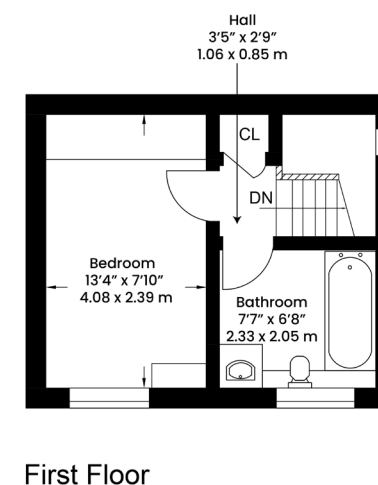
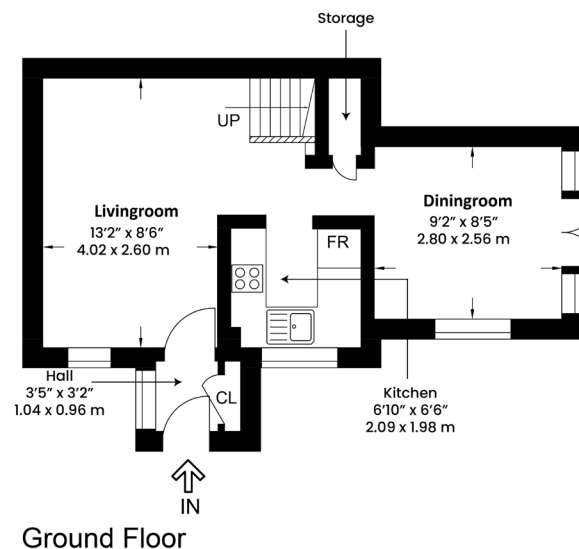
All fitted floor coverings, dishwasher, fridge, sofa, table and bed. It should be noted that no warranties or guarantees will be given for systems.

Features

- Entrance porch
- EPC rating - C
- Living room
- Council Tax Band – B
- Kitchen
- Tenure - Freehold
- Dining room
- 1 Bedroom
- 1 Bathroom
- Gas central heating
- Double glazing
- Private gardens to the front and side







vistaBee

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)

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