

22 Alnwickhill Park

LIBERTON, EDINBURGH, EH16 6UH



*SUPERB TWO-BEDROOM MAIN-DOOR UPPER FLAT
SET WITHIN A PEACEFUL CUL-DE-SAC*



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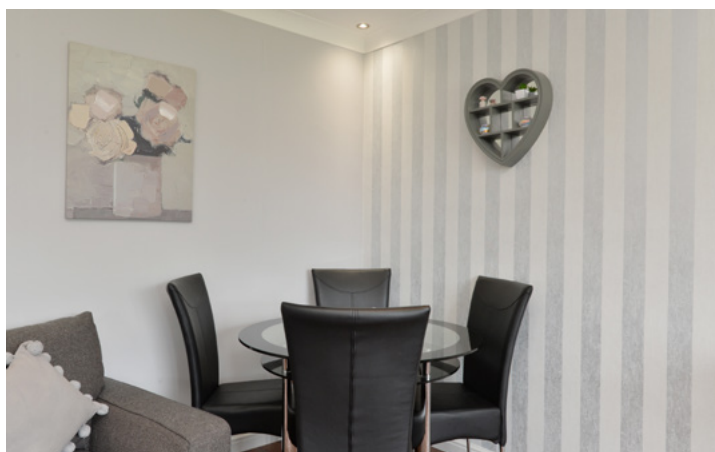
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A fantastic opportunity has arisen to acquire this superb two-bedroom main door upper flat set within a peaceful cul de sac in the sought after area of Alnwickhill, Liberton.

Internally, this property is in excellent condition while briefly consisting of; an entrance hallway with a large storage closet with built-in shelving, a bright and spacious lounge/diner and a fully-fitted kitchen with an integrated 4-gas hob, electric oven, extractor hood, dishwasher and fridge-freezer. Both double bedrooms have built-in wardrobes and are large in size offering ample space for freestanding furniture as well as different configurations. The fully-tiled two-piece bathroom suite with a walk-in shower cubicle completes the internal layout. The partially-floored attic is accessed from the hallway via a drop-down Ramsey ladder.

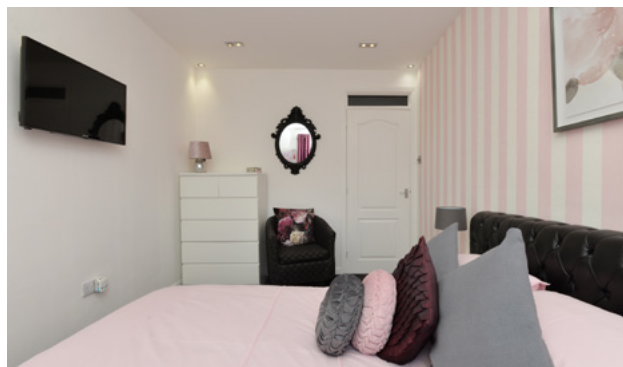
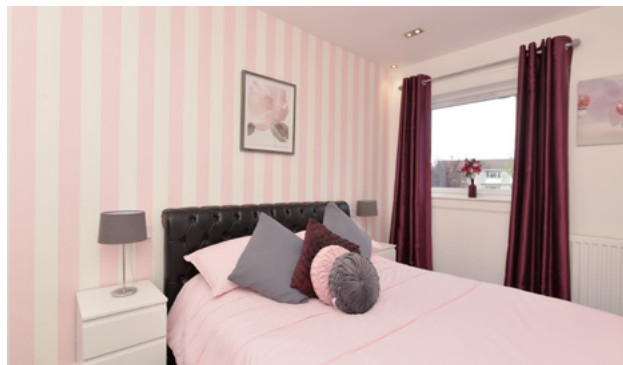
The property also benefits from downlights throughout, full double glazing, gas central heating, a single car garage, a private rear garden, a storage shed and secure off-street parking.



the kitchen



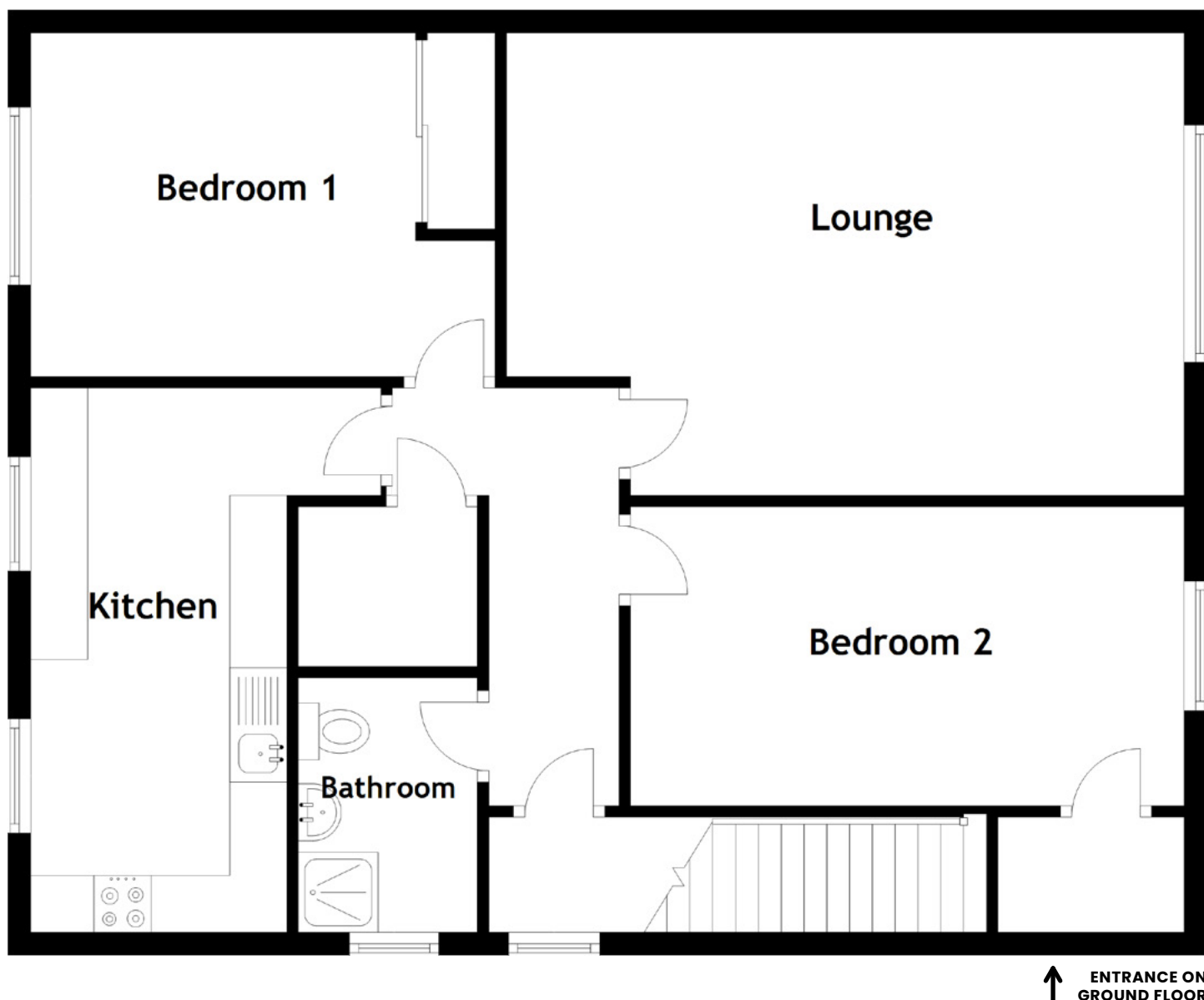
the bedrooms





shower room

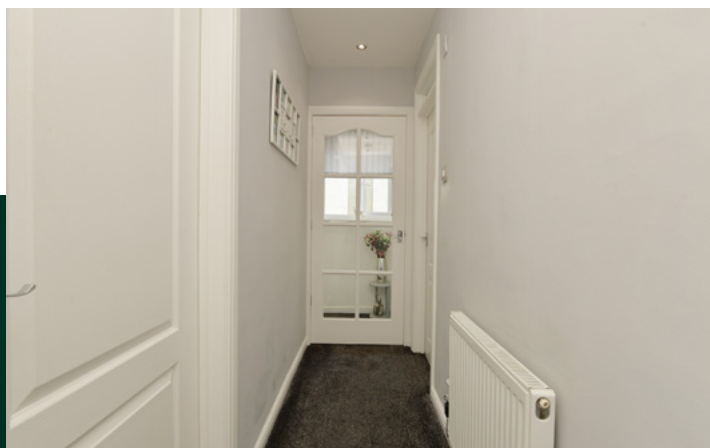




Approximate Dimensions

(Taken from the widest point)

Lounge	5.94m (19'6") x 4.05m (13'3")	Bathroom	2.23m (7'4") x 1.57m (5'2")
Kitchen	4.77m (15'8") x 3.07m (10'1")		
Bedroom 1	4.07m (13'4") x 3.01m (9'11")	Gross internal floor area (m ²):	71m ²
Bedroom 2	4.23m (13'11") x 2.62m (8'7")	EPC Rating:	C



garden & garage





Liberton is a sought after residential area lying to the south of the city centre. Local services include a Post Office, chemist, corner shop, florist, newsagents and petrol station. Both the Cameron Toll Shopping Centre and Straiton Park with its variety of high street brands and supermarkets are a short car journey away. There are a handful of nurseries, primary and secondary schools within easy access and many independent schools which are easily accessible by bus. This area is well served by public transport giving easy access to the many recreational, cultural and educational venues and it is particularly convenient for easy access to the City Bypass and thereon to the Scottish motorway network, the A1 and Edinburgh International Airport. Recreational facilities include many delightful walks around Blackford Hill, which affords superb panoramic views across the whole city in every direction. The Hermitage, which is a lovely walk along the Braidburn through the woods, ending near Morningside and the Braid Hills which serves as access to riding stables, a driving range and several public golf course in the area. Edinburgh is famous for its many golf courses and three of them, Liberton Golf Course, Craigmillar Park Golf Course and the Braid Hills are all close by.

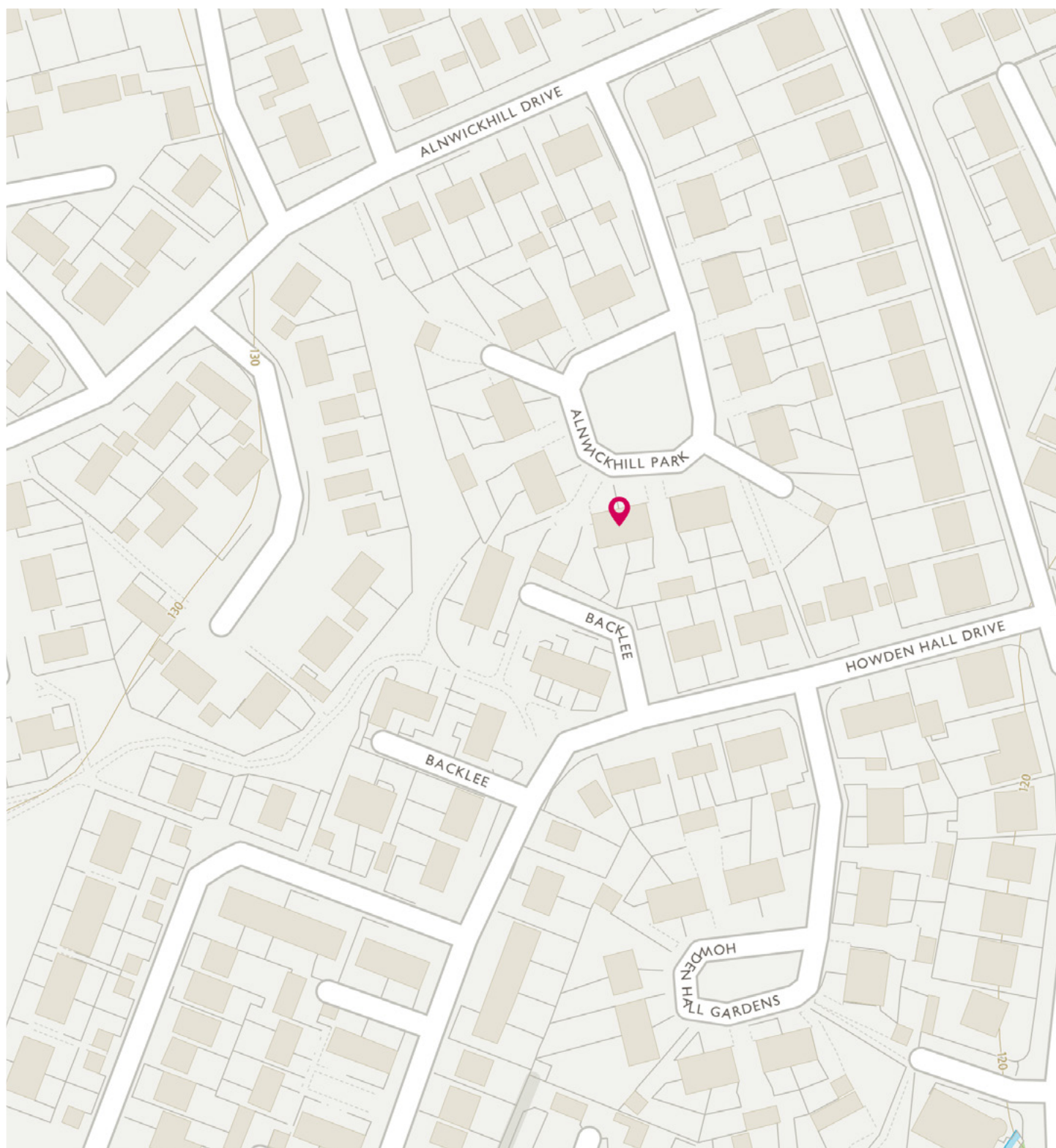


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