



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

0131 524 9797

**11 Alnwickhill Grove**

EDINBURGH, EH16 6YA

# ALNWICKHILL GROVE

EDINBURGH, EH6 6YA

*Liberton is a sought after residential area lying to the south of the city centre. Local services include a bank, Post Office, chemist, corner shop, florist, newsagents and wine shop. 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. The Kings Buildings campus of Edinburgh University is within a short distance. In addition, The Edinburgh Royal Infirmary is located at Little France just a short car journey away.*

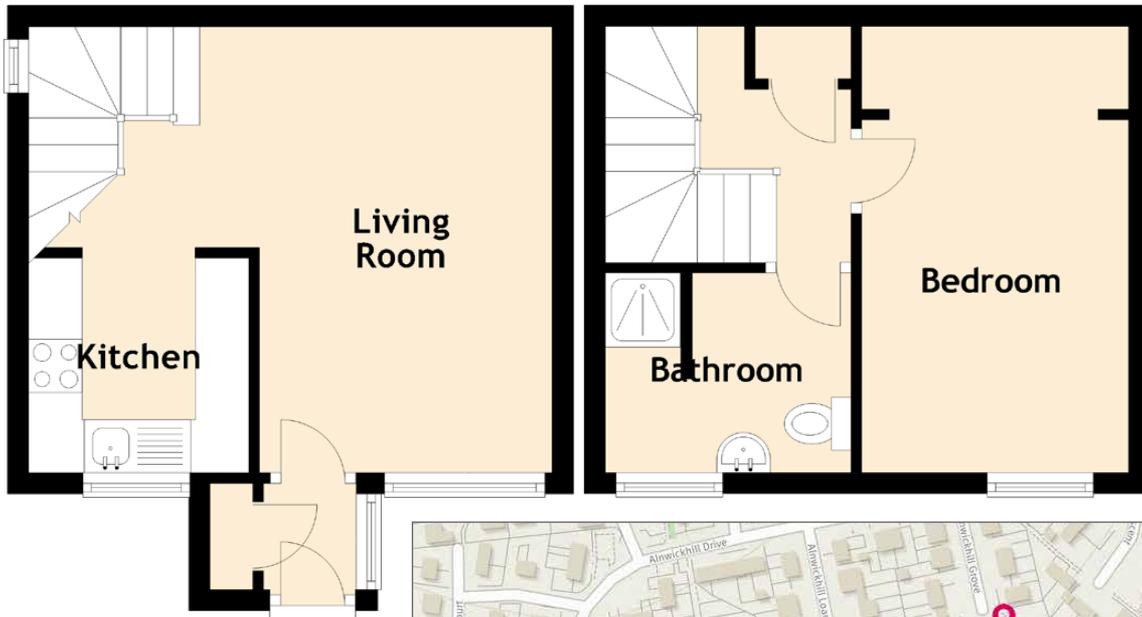
An excellent opportunity has arisen to acquire this delightful one-bed end terraced house, making for an ideal first-time buyer home. Early viewing of this property is highly recommended.

The ground floor briefly comprises an entrance vestibule, a bright and comfortable lounge with real wood flooring, a feature spiral staircase and access to the kitchen. The modern fully equipped kitchen benefits from an integrated fridge freezer, electric hob and oven. The first floor provides linen storage, a spacious double bedroom with walk-in wardrobe space and a partially tiled

shower-room with a white-suite and towel radiator completing the rooms.

This accommodation further benefits from a partially floored attic space, full alarm system, electric heating and double glazing. Externally, there's an allocated parking space to the front of the property, as well as more than adequate on-street parking to accommodate for visitors. Additionally, there is a secure, easily maintained private garden at the side.





Approximate Dimensions (Taken from the widest point)

Living Room	4.90m (16'1") x 4.20m (13'9")
Kitchen	2.06m (6'9") x 2.02m (6'8")
Bedroom	3.32m (10'11") x 2.50m (8'2")
Bathroom	2.30m (7'7") x 1.88m (6'2")

Gross internal floor area (m<sup>2</sup>): 41m<sup>2</sup> | EPC Rating: E

Extras (Included in the sale): All fixtures, fittings and floors coverings. Please note that other items may be available through separate negotiation.



BUS LINKS



LOCAL AMENITIES



NEAR SCHOOLS

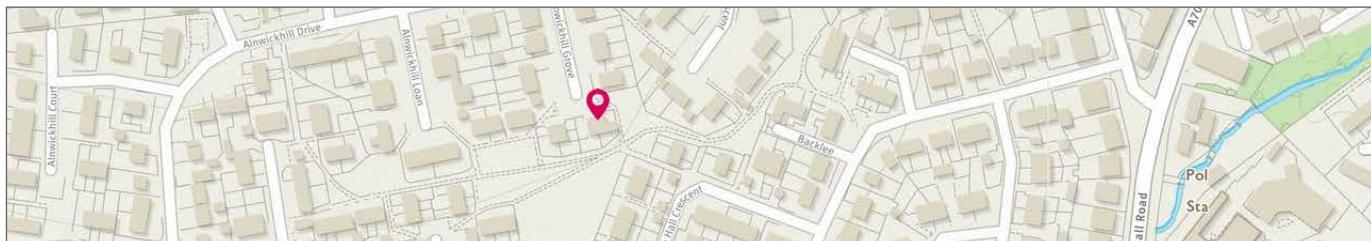


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Tel. 0131 524 9797

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

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Text and description  
**GARY WALES**  
Surveyor



Layout graphics and design  
**ALAN SUTHERLAND**  
Designer