

32 Alnwickhill Road

LIBERTON, EDINBURGH, EH16 6LN



Exceptional stone-built detached family home in Liberton with bay window living, conservatory and generous flexible space throughout



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McEwan Fraser Legal is delighted to present this exceptional stone-built detached family home, set within the highly desirable area of Liberton. Offering generous and versatile accommodation, this impressive four-bedroom property perfectly blends traditional character with modern family living.

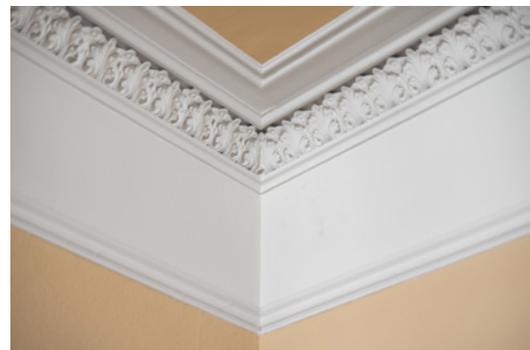
THE LIVING ROOM



The ground floor is centred around a beautiful bay window living room, filled with natural light and providing an elegant space for both relaxing and entertaining.

A separate dining room offers the ideal setting for family meals and formal occasions.

THE DINING ROOM



THE FAMILY ROOM



The family room offers a comfortable area designed for daily relaxation, socialising, and entertainment, while the adjoining conservatory creates a wonderful additional living space with direct access to the garden.



THE CONSERVATORY



The large kitchen is well-appointed with ample worktop and storage space, making it perfectly suited to everyday family life. A substantial utility room offers excellent practicality and is complemented by a convenient shower room and WC.

THE KITCHEN



THE UTILITY & SHOWER ROOM





Upstairs, the property boasts four well-proportioned bedrooms, each offering flexibility for family living, guests or additional work/study space. The home retains a wealth of traditional charm, enhanced by sash and case windows, while benefiting from modern comforts including gas central heating and double glazing.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOMS 3 & 4 / STUDY



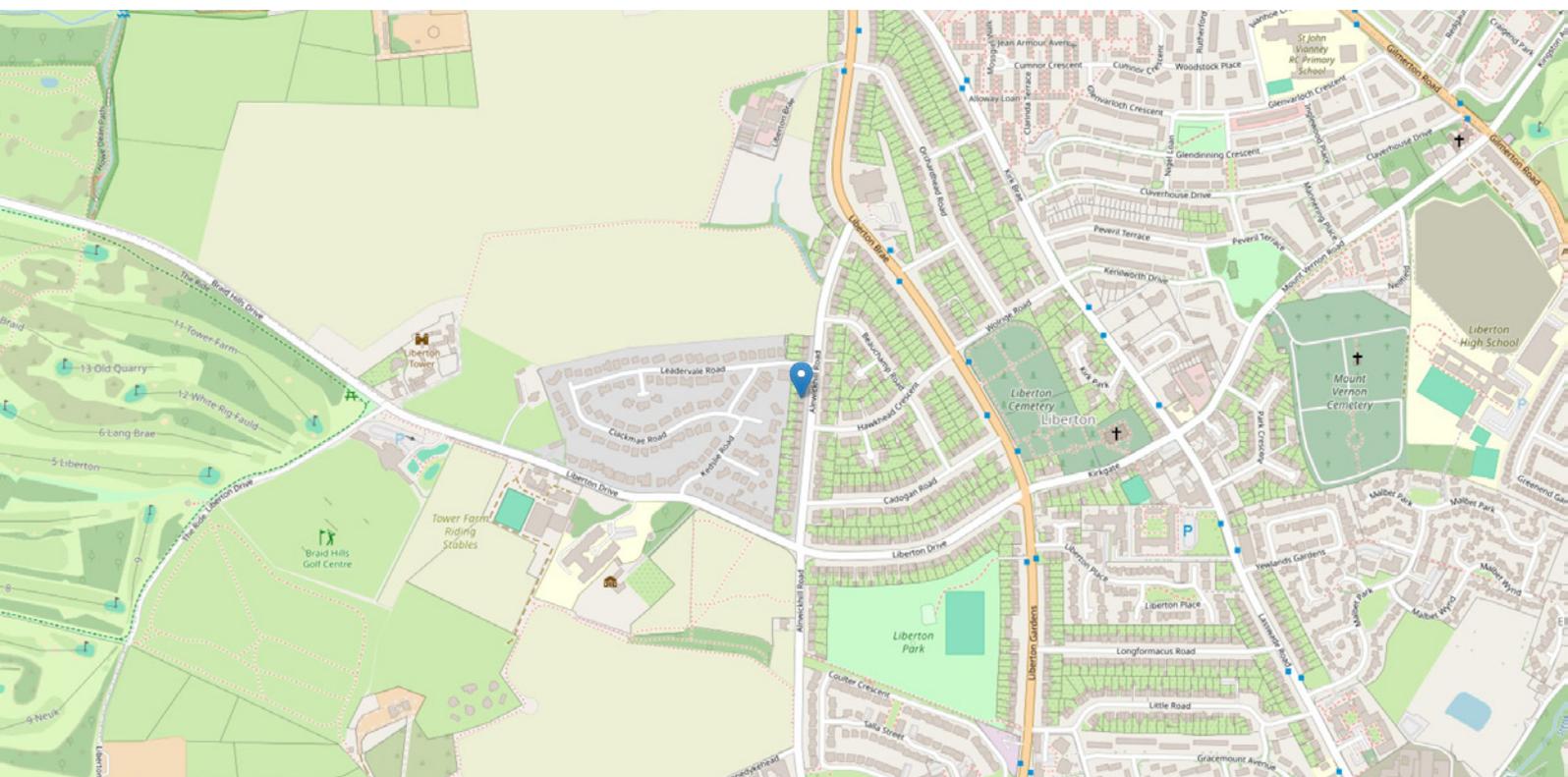
Externally, the property enjoys a low-maintenance rear garden, ideal for relaxing or entertaining, and perfectly suited to busy family life.

This outstanding home offers a rare opportunity to acquire a substantial and characterful property in a sought-after residential location, with excellent access to local amenities, schooling and transport links. Early viewing is highly recommended to fully appreciate the space, quality and lifestyle on offer.

EXTERNALS



FLOOR PLAN & DIMENSIONS



THE LOCATION

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 their variety of stores, are a short car journey away.





There are nurseries, primary and secondary schools within easy access and many independent schools which are easily accessible by bus. The King's Buildings campus of Edinburgh University is within walking distance. The Edinburgh Royal Infirmary is located at Little France, just a short car journey away. 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 woods, ends up near Morningside and the Braid Hills. Edinburgh is famous for its many golf courses, and three of them, Liberton Golf Course, Craigmillar Park Golf Course and the Braid Hills public golf course are in the area.



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Part
Exchange
Available



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