

25 Alnwickhill Terrace

LIBERTON, EDINBURGH, EH16 6YD



Five-bedroom detached house in excellent internal order and has been thoughtfully extended by the current owners



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McEwan Fraser is delighted to present this five-bedroom detached house to the market. The property is presented to the market in excellent internal order and has been thoughtfully extended by the current owners. Alnwickhill is an established development in Liberton and offers access to an excellent range of amenities for families and professionals alike.

THE LOUNGE



Entered via a central hallway with WC, the ground floor accommodation is focused on a spacious L-shaped living/ dining room which was formed when the property was extended. By opening the original living room and dining room into one room with double doors leading into the kitchen, the owners have created a magnificent, bright and endlessly flexible entertaining space. There is ample floor space on offer giving a new owner plenty of opportunities to create their ideal living space. The ground floor also includes a smaller family room which could be readily utilised as a home office or as a playroom for young children.

THE DINING ROOM



THE FAMILY ROOM



THE KITCHEN



A generous kitchen includes a good range of contemporary base and wall-mounted units which are topped with contrasting worksurfaces and set against a stunning tiled splashback. The kitchen includes a mixed range of integrated and freestanding appliances.





Climbing the stairs, the first-floor landing gives access to all five bedrooms, a stylish modern bathroom which is fully tiled, and a separate shower room which is also fully tiled. Four of the bedrooms are well-proportioned doubles, three of which enjoy integrated wardrobes. Bedroom 5 is a very generous single bedroom which also enjoys integrated storage.

Further benefits include gas central heating, double glazing, plenty of built-in storage and a large loft space for additional storage.

THE SHOWER ROOM



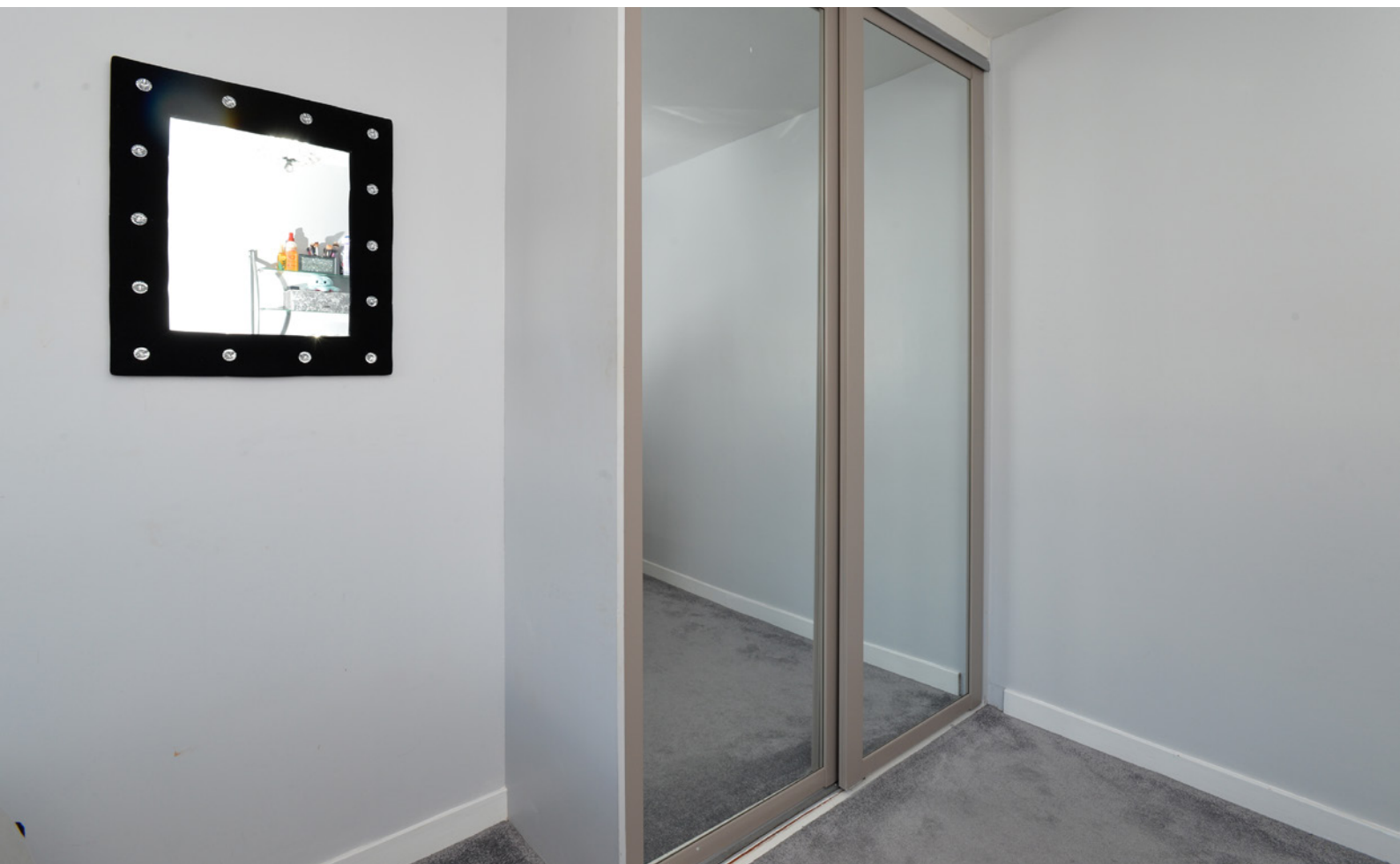
THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



BEDROOM 4



BEDROOM 5



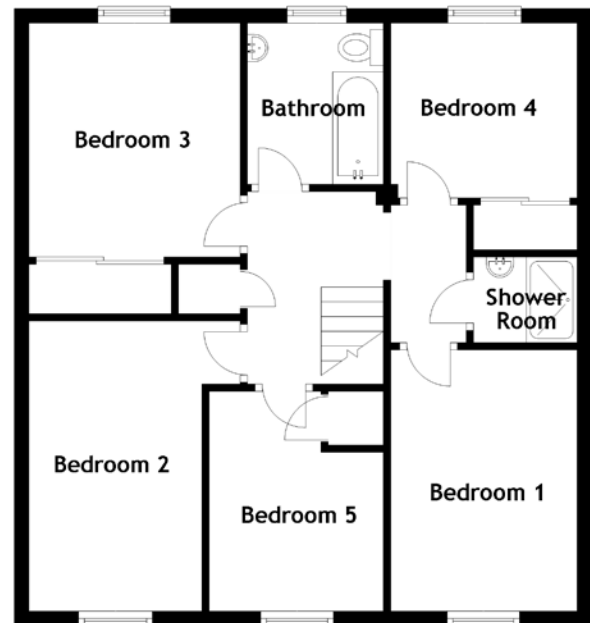
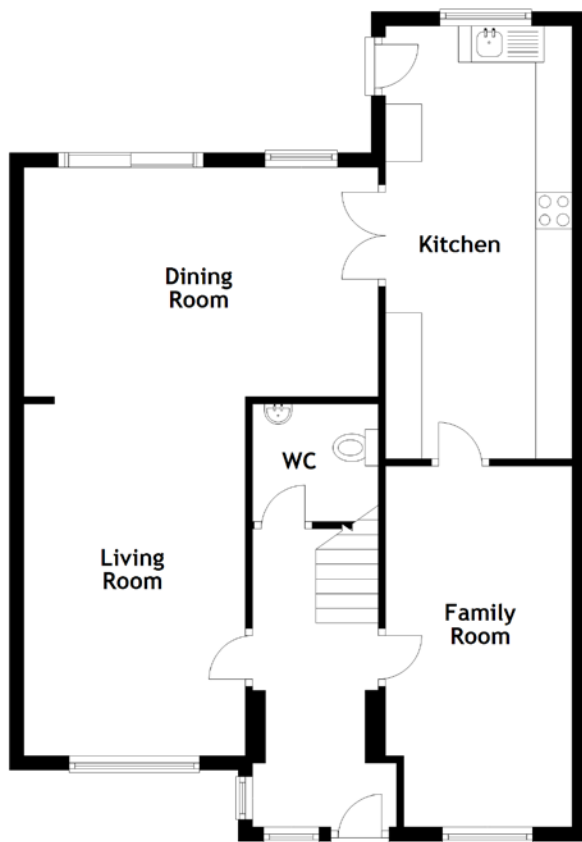
Externally, the property sits on a generous corner plot with a driveway to one side. The front garden is largely laid to lawn and bordered by mature bedding areas. The rear garden is fully enclosed and with a patio area, decking and lawn.

This is a superb family home offered to the market in excellent condition. Viewing is essential to fully appreciate the proportions and versatile nature of the property.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

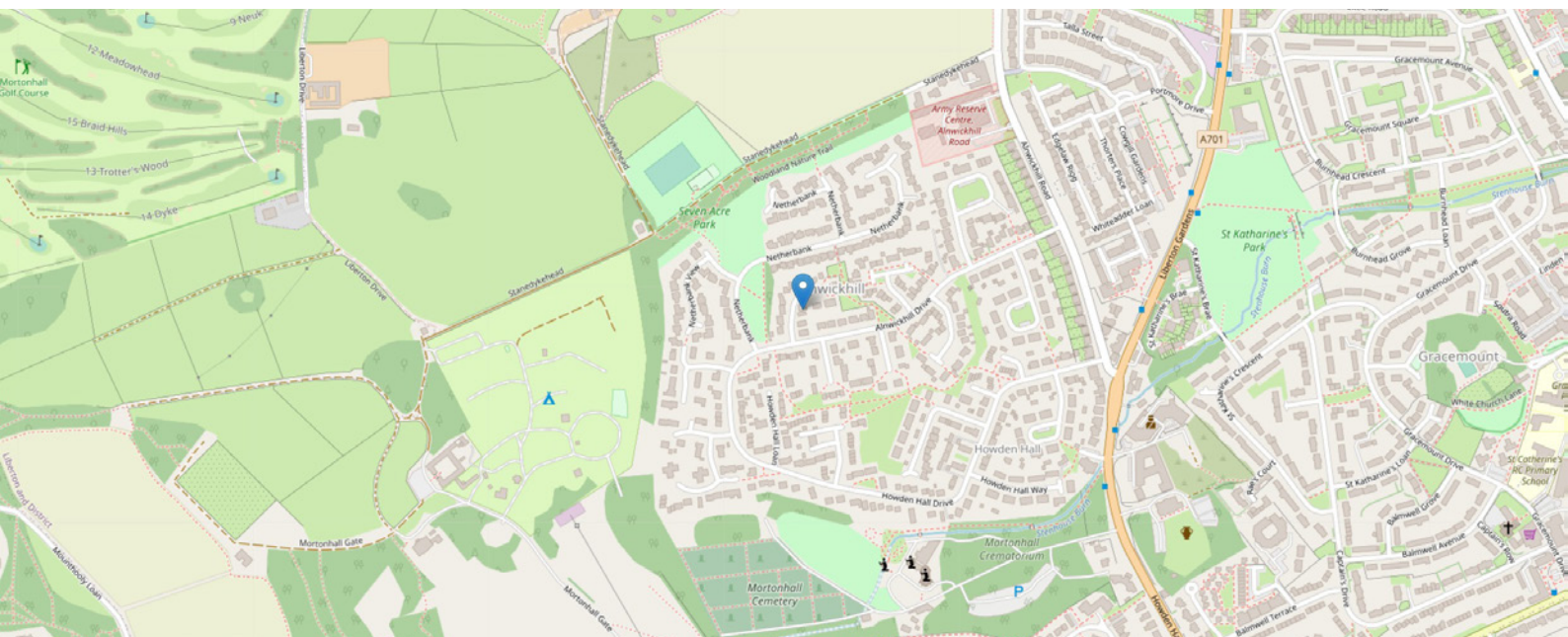


Approximate Dimensions
(Taken from the widest point)

| | |
|-------------|-------------------------------|
| Living Room | 4.84m (15'11") x 3.05m (10') |
| Dining Room | 4.87m (16') x 3.16m (10'4") |
| Family Room | 4.97m (16'4") x 2.57m (8'5") |
| Kitchen | 5.96m (19'7") x 2.57m (8'5") |
| WC | 1.73m (5'8") x 1.62m (5'4") |
| Bedroom 1 | 3.60m (11'10") x 2.61m (8'7") |

| | |
|-------------|-------------------------------|
| Bedroom 2 | 4.00m (13'1") x 2.91m (9'7") |
| Bedroom 3 | 3.22m (10'7") x 2.91m (9'7") |
| Bedroom 4 | 2.57m (8'5") x 2.41m (7'11") |
| Bedroom 5 | 3.03m (9'11") x 2.40m (7'10") |
| Bathroom | 2.22m (7'3") x 1.88m (6'2") |
| Shower Room | 1.43m (4'8") x 1.18m (3'10") |

Gross internal floor area (m²): 136m²
EPC Rating: D



THE LOCATION

Alnwickhill is located in Liberton, a desirable residential area located on the south side of the city, just over three miles from Princes Street. The area is leafy and residential yet is within easy reach of the city centre via regular public transport services and less than ten minutes from the city by-pass.





It is a popular and attractive place to live with good access to schools, Edinburgh University King's Buildings and the Royal Infirmary, the Medical School and the new Sick Kids' at Little France. Leisure options are also plentiful and range from golf courses to horse riding and hill walking in the wonderful open spaces of the Braid Hills and Hermitage of Braid. The Straiton retail outlet is within a few minutes by car and plays host to the majority of High Street stores, as well as Ikea, Costco and large branches of both Asda and Sainsburys.



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