



Thorntons
The right way to move

23 Alnwickhill Park, Edinburgh
EH16 6UH



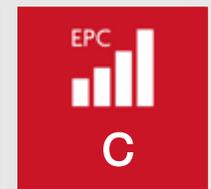
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2



1



C



Summary

Well-presented two bedroom lower flat enjoying an attractive open outlook over well-maintained communal amenity ground, comprises: a vestibule with large boiler cupboard, leading to a welcoming hall with a large storage cupboard, a bright sitting/dining room, breakfasting kitchen with conservatory off, two double bedrooms (one with built-in wardrobes) and a shower room. Externally there is a front garden and a large sunny, low-maintenance rear garden with a separate area for clothes drying. A garage and private parking space are also included, and residents contribute £65 per annum towards maintenance of communal grass and trees within the development.

Features

- Two bedroom lower flat
- Open outlook over communal amenity ground
- Bright sitting/dining room with attractive views
- Breakfasting kitchen with conservatory off
- Two double bedrooms, one with built-in wardrobes
- Shower room and excellent internal storage
- Front garden and large sunny low-maintenance rear garden
- Garage and private parking space
- Residents' association contribution of £65 per annum for communal grounds maintenance
- Gas central heating and double glazing, EPC C

Room Measurements

Living/Dining room (17'2" x 13'3") 5.24m x 4.03m

Kitchen (15'9" x 7'4") 4.79m x 2.24m

Conservatory (12'0" x 7'9") 3.66m x 2.36m

Bedroom 1 (13'4" x 9'11") 4.05m x 3.01m

Bedroom 2 (13'9" x 8'4") 4.18m x 2.54m

Shower room (7'6" x 5'6") 2.28m x 1.68m

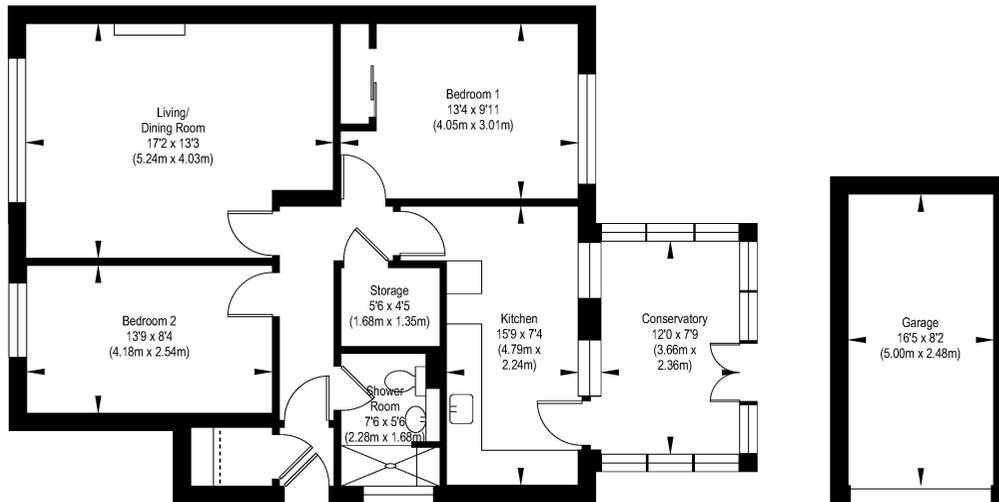


Floorplan



Approx. Gross Internal Floor Area 81 Sq M / 869 Sq Ft.

Ground Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Our Branches

ANSTRUTHER

5A Shore Street, Anstruther, KY10 3EA
01333 310481
anstrutherea@thorntons-law.co.uk

ARBROATH

Brothockbank House, Arbroath, DD11 1NE
01241 876633
arbroathea@thorntons-law.co.uk

BONNYRIGG

3-5 High Street, Bonnyrigg, EH19 2DA
0131 663 7315
bonnyriggea@thorntons-law.co.uk

EDINBURGH

Citypoint, 3rd Floor, 65 Haymarket Terrace, Edinburgh, EH12 5HD
0131 297 5980
edinburghea@thorntons-law.co.uk

CUPAR

49 Bonnygate, Cupar, KY15 4BY
01334 656564
cuparea@thorntons-law.co.uk

DUNDEE

Whitehall House, 33 Yeaman Shore, Dundee DD1 4BJ
01382 200099
dundeeea@thorntons-law.co.uk

FORFAR

53 East High Street, Forfar, DD8 2EL
01307 466886
forfarea@thorntons-law.co.uk

PERTH

7 Whitefriars Crescent, Perth, PH2 0PA
01738 443456
perthea@thorntons-law.co.uk

INVERNESS

Kintail House, 2 Sir Walter Scott Drive, Inverness, IV2 3BW
01463 893997
genea@thorntons-law.co.uk

ST ANDREWS

19-21 Bell Street, St Andrews
01334 474200
standrewsea@thorntons-law.co.uk

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