



14 Alnwickhill Terrace, Liberton, Edinburgh, EH16 6YD

One-Bedroom Main Door Villa with Private Gardens and an Allocated Parking Space

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Property Description

Tastefully presented, one-bedroom, main door villa, with private gardens and an allocated parking space. Set 'off-street', in a quiet cul-de-sac adjacent to a shared green, in the popular Liberton area, south of Edinburgh city centre.

Comprises an entrance porch, open-plan living/dining room and kitchen, a double bedroom and a bathroom.

Highlights include contemporary flooring and lighting, a charming spiral staircase and a modern kitchen, with appliances and solid wood worktops. In addition, there is gas central heating, double-glazed windows, contemporary flooring and lighting and a loft space.

Enclosed by tall evergreens is a generous garden to the front with a paved patio and lawn, whilst a second enclosed garden to the side includes a lawn and store shed.

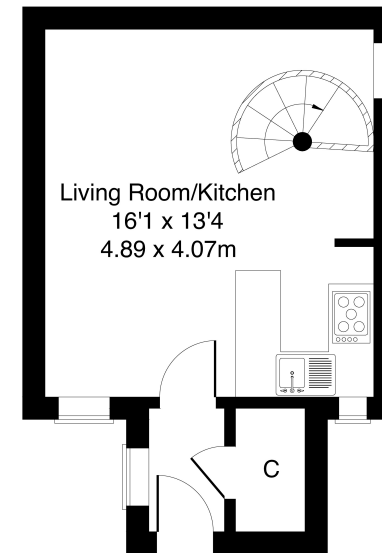
An entrance porch, with a cupboard, leads into the home's open-plan kitchen/living/dining room. Enjoying dual-aspect natural light and covering the whole of the ground floor, the well-presented living area is fitted with modern, wood-effect flooring and offers space for a variety of furniture whilst, zoned by a breakfast bar, the kitchen area is fitted with gloss-white units, solid wood worktops and stylish splashback tiling. Appliances include an integrated oven, a gas hob, a stainless-steel canopy, a freestanding fridge/freezer and a washing machine. A characterful spiral staircase leads to the first floor, where a front-facing double bedroom provides ample space for bedroom furniture and storage as well as a practical home office area.

Completing the accommodation, a good-sized bathroom comprises a three-piece suite, a shower attachment and tiled splash walls.

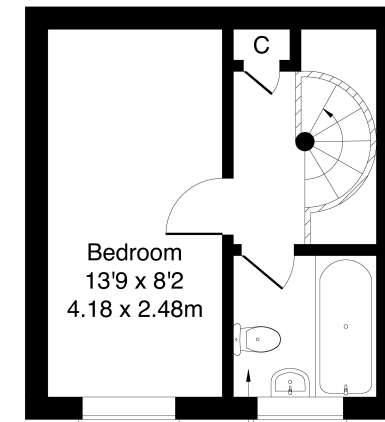
A 360 Virtual Tour is available online.



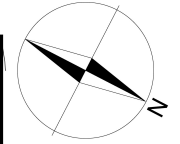
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Approximate Gross Internal Area: (495 sq ft - 46 sq m.)



Ground Floor



First Floor



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Liberton is an established residential area south of Edinburgh city centre, offering an extensive mix of family orientated housing, with local shopping located throughout. A Morrisons supermarket is on Gilmerton Road, whilst Cameron Toll Shopping Centre, Straiton, and Fort Kinnaird retail parks offer an extensive list of high-street names, superstores and supermarkets. Public parks and green spaces

are also situated throughout, whilst the Braid and Pentland Hills, and Liberton golf course offer open spaces. Liberton is an ideal location for the Royal Infirmary and Edinburgh University, whilst schooling is well-represented from nursery to senior level. Regular public transport is available from Gilmerton Road and nearby Kirk Brae.





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