

**20 Alnwickhill Drive
Edinburgh EH16 6XX**

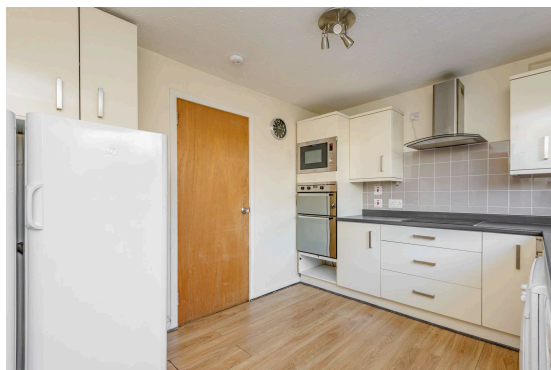
Offers Over £310,000

- Large living/dining room
- Kitchen fitted with a range of floor and wall mounted units, electric hob and double oven, white goods included
- Three double bedrooms all with built in wardrobes
- Family bathroom fitted with three-piece suite and mains shower over the bath
- W.C
- Gas central heating and double glazing
- Private gardens to front and rear
- Single garage and off-street parking

Council Tax Band: E

Tenure: Freehold

Shared Ownership: No



Semi-detached Villa

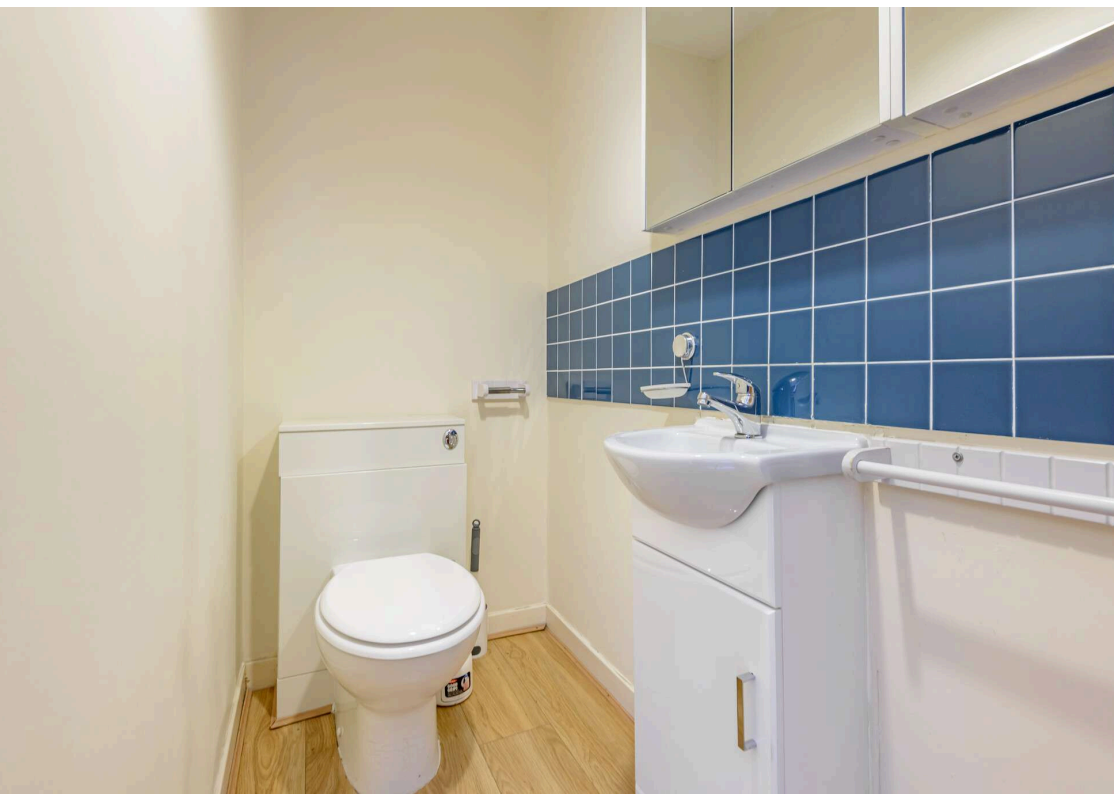
Blair Cadell is delighted to present this charming detached family home in the highly sought-after area of Liberton. Boasting three spacious double bedrooms, private front and rear gardens, and ample off-street parking, this property is sure to appeal to a wide range of buyers. Early viewing is highly recommended.

The accommodation features a bright and airy open-plan living and dining area with useful built in storage units, enhanced by full-height windows that flood the space with natural light—perfect for entertaining family and friends. The well-appointed kitchen is fitted with a range of floor and wall-mounted units, an electric hob and oven, and essential white goods, all included in the sale. Each of the three generously sized double bedrooms benefits from built-in wardrobes, providing excellent storage solutions. The recently updated bathroom offers a stylish three-piece suite with a mains-powered shower over the bath. Additional highlights include gas central heating and double glazing throughout, ensuring year-round comfort and hallway with under stair storage and useful W.C. Externally, the property features substantial gardens to the front and rear, a single garage, and off-street parking for at least three cars. *Please note that the property is sold as seen, with no warranties provided for systems*

Alnwickhill Drive is located to the south of the city, in a quiet part of the Liberton district. There is a frequent bus service nearby running to and from the city centre. The city bypass is a short drive away, and leads towards the airport, central belt motorway network and the South Gyle. The University of Edinburgh's King's Buildings campus is within easy walking distance, and the Royal Infirmary is only a few minutes by car. Locally there are shopping facilities in the nearby Cameron Toll, plus a Morrisons superstore and the Straiton Retail Park are only a short drive away. The area is served by primary and secondary schools, both of which are close by. Recreational facilities include Liberton Golf Club, Braid Hills public golf course, horse riding, Hillend Ski Centre, and walks on Blackford Hill and in the Pentland Country Park.

Viewing by appointment on 0131 337 1800



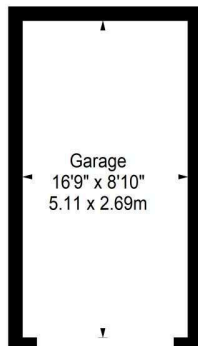


Alnwickhill Drive,
Edinburgh,
Midlothian, EH16 6XX

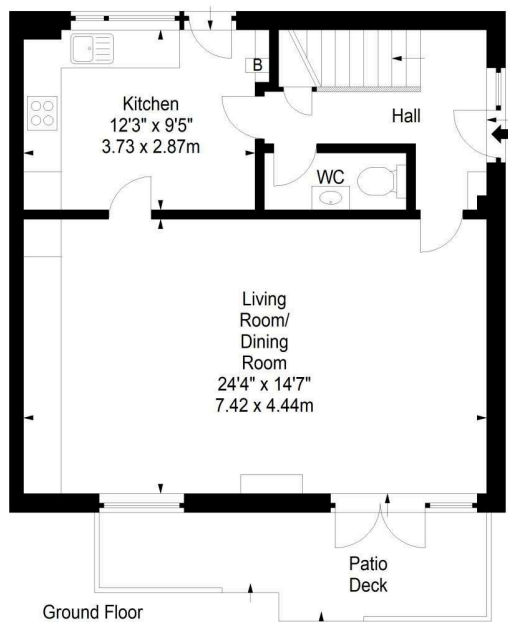


Approx. Gross Internal Area
1208 Sq Ft - 112.22 Sq M
Garage

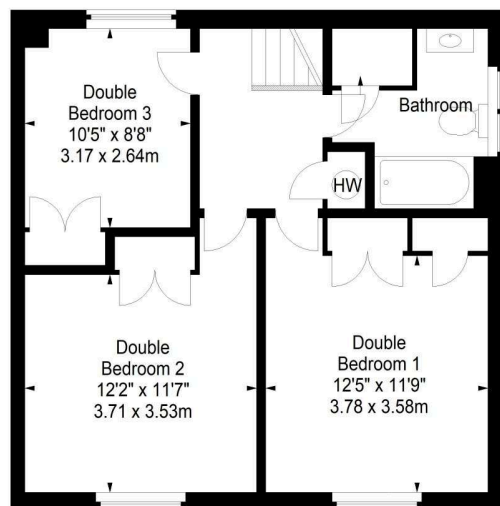
Approx. Gross Internal Area
147 Sq Ft - 13.66 Sq M
For identification only. Not to scale.
© SquareFoot 2025



Ground Floor



Ground Floor



First Floor



Property Centre:
1 Harrison Gardens
Edinburgh EH11 3NA
Tel: 0131 337 1800
Fax: 0131 337 1118

DX ED 92, Edinburgh
E-mail: property@blaircadell.com
www.blaircadell.com



rightmove

OnTheMarket

BlairCadell
solicitors + estate agents