



Offers Over £169,000

Postcode: EH16 6YA

Bedrooms: 2

Council Tax: Band C

Most Attractive Two Bedroom Flat With Garage and "Cabin"!

First time buyers, downsizers, this is the property for you; particularly if you like nice surprises. You certainly shouldn't be disturbed by noise, because this is very much a quiet zone. Princes Street may be not much more than a mile away, but you'll need to keep reminding yourself that your home is within the city. It is also conveniently located for the bypass, giving access to business parks, as well as to all points west - and north, south and east.

Park the car in the drive outside the separate garage, walk to the foot of the cul-de-sac and round the corner and you're home. The sight of the trees to the left may have already worked some sylvan soothing of the mind, but as soon as you're inside and enjoying that peace and quiet, any work travails can definitely wait for another day.

The lounge is particularly tranquil, with its large picture window also offering a view out over a landscaped amenity area. But if you really want to escape, nirvana awaits just beyond the back door: a large wooden cabin with space for soft furnishings or even, as the present owner has had put in, a hot tub. An obvious alternative use, in these days of remote working, is a very attractive home office.

Two double bedrooms don't just mean that guests can stay overnight, but also that the property has future-proofing against the arrival of an additional pair of (small) feet.

Both the areas of garden to the front are easily maintained. That is also true of the back garden, where the lawn is artificial, but no less pleasing on the eye.

And the flat's not just for the younger purchaser - and those working. Its features will appeal just as much to those of a certain age, who will very much appreciate the peace and quiet, the easy to maintain gardens, as well as being able to have family members stay overnight.

Viewing is by appointment with selling agents. A video tour is available online.



18 Alnwickhill Grove, Edinburgh

Accommodation

- **Vestibule:** The front door has a patterned glass insert. There are lights, both externally and internally. A solid wooden inner door opens to the main living area.
- **Lounge:** Situated to the front of the flat, this is a very comfortable sitting area that easily accommodates soft furnishings, but can also take a dining table and chairs for meal times. The large picture window offers a very pleasant view and makes the room naturally bright throughout the day, but also allows it to benefit from morning sunshine.
- **Inner Hall:** Lying off the lounge and giving access to the bedrooms, shower room and the kitchen. It extends into an ante-room for the main bedroom and which has a handy walk-in cupboard with hanging rail.
- **Kitchen:** Resident chefs will definitely enjoy themselves here. The gas hob has worksurfaces on either side of, aiding the prep, while the separate electric double oven and grill are at eye-level and within convenient reach. There is an abundance of cupboard and other storage space. There's a Beko dishwasher and the fridge freezer is also to be included in the price. Plenty of natural light comes through the glazed back door and its large glass side panel. Laminated flooring is both functional and stylish.
- **Bedroom 1:** Situated to the front of the property, this is a very tranquil main sleeping apartment, with a very pleasant view through the picture window to the shared amenity areas. There is plenty of space for even the most extensive clothing collection in the large fitted wardrobe and the open shelving over it provides excellent general storage.
- **Bedroom 2:** A second double, which can serve a number of purposes: from home office, through accommodation for overnight guests to nursery. The picture window looks out into the back garden and again makes the room light and bright. Further storage comes in the form of a double fitted wardrobe with sliding doors.
- **Shower Room:** Enjoy those morning ablutions in some style! The mixer shower is set in a walk-in curved cabinet with sliding door, there is a shaped countertop wash hand basin and a close-couple WC with push button flush. There is very attractive stone effect floor-to-ceiling tiling round the shower cabinet and over, round and beside the WC. The tiles continue under the window and there is also a splashback over the wash hand basin. The twin window helps make the room naturally bright and fresh. A stainless steel ladder style radiator completes the stylish picture.
- **Cabin:** This has to be given its own separate entry. The perfect bolthole for the tired office worker back home after a hard day's grind? A home office that most remote workers would give their eye teeth for? Just somewhere to chill, whether by oneself or with company? No buyer will be able to resist spending time here - and quite some time! There's power, heating and space for a settee. The pitched roof accentuates the dimensions, while the double doors and two picture windows mean there's plenty of natural light. Roller blinds will help keep the heat in.
- **Garden:** There are two areas of lawn and two bark areas to the front of the property, which pertain to the flat. Outside lighting covers the path to the front door and the path around the side of the building leads to the rear garden, home to the cabin and the perfect spot for a barbecue.



Features

There is gas-fired central heating.

Included In The Sale

All floor coverings, blinds, curtain poles, white goods and light fittings are included.

Energy Performance

The property is rated C for energy efficiency and C for environmental impact.

