



71 QUEENSFERRY ROAD

Kirkliston, Edinburgh, EH29 9FQ



1

Public Room



3

Bedrooms



1

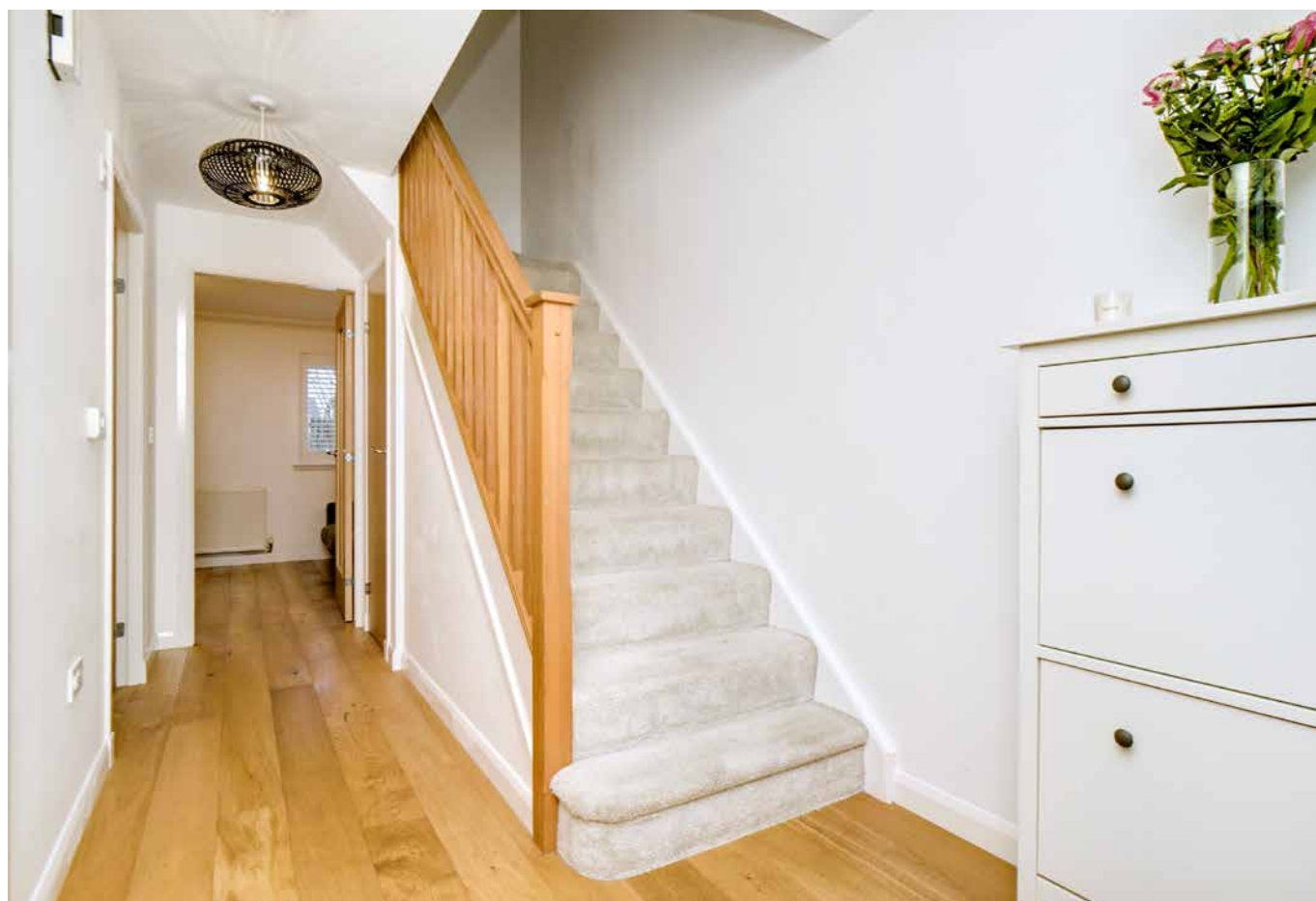
Bathroom



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Welcome to a modern three-bedroom end-terrace house that is finished to high standards, incorporating stylish interior design throughout. This property further boasts a well-appointed kitchen, as well as an on-trend bathroom and separate WC. It also has excellent storage and the benefit of allocated parking. Furthermore, the home is flanked by enclosed private gardens, ensuring lots of outdoor space for families. To the front, there is a sizeable lawn, whereas the rear garden has a low-maintenance design with paving and an artificial green – an ideal setup for summer dining.

Situated in Kirkliston, the property forms part of a family-friendly development that offers easy access to Edinburgh Airport and to the Forth Bridges. Furthermore, it is perfectly positioned to enjoy the surrounding countryside and it is just a short 15-minute drive from the lovely Cramond Beach. Edinburgh city centre can also be reached in only 30 minutes by car. It is a fantastic location that will appeal to families, first-time buyers, downsizers, and city professionals alike.







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EPC
RATING

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COUNCIL
TAX BAND

VIEWING

By appointment only
with Gilson Gray on
0131 516 5366

Features

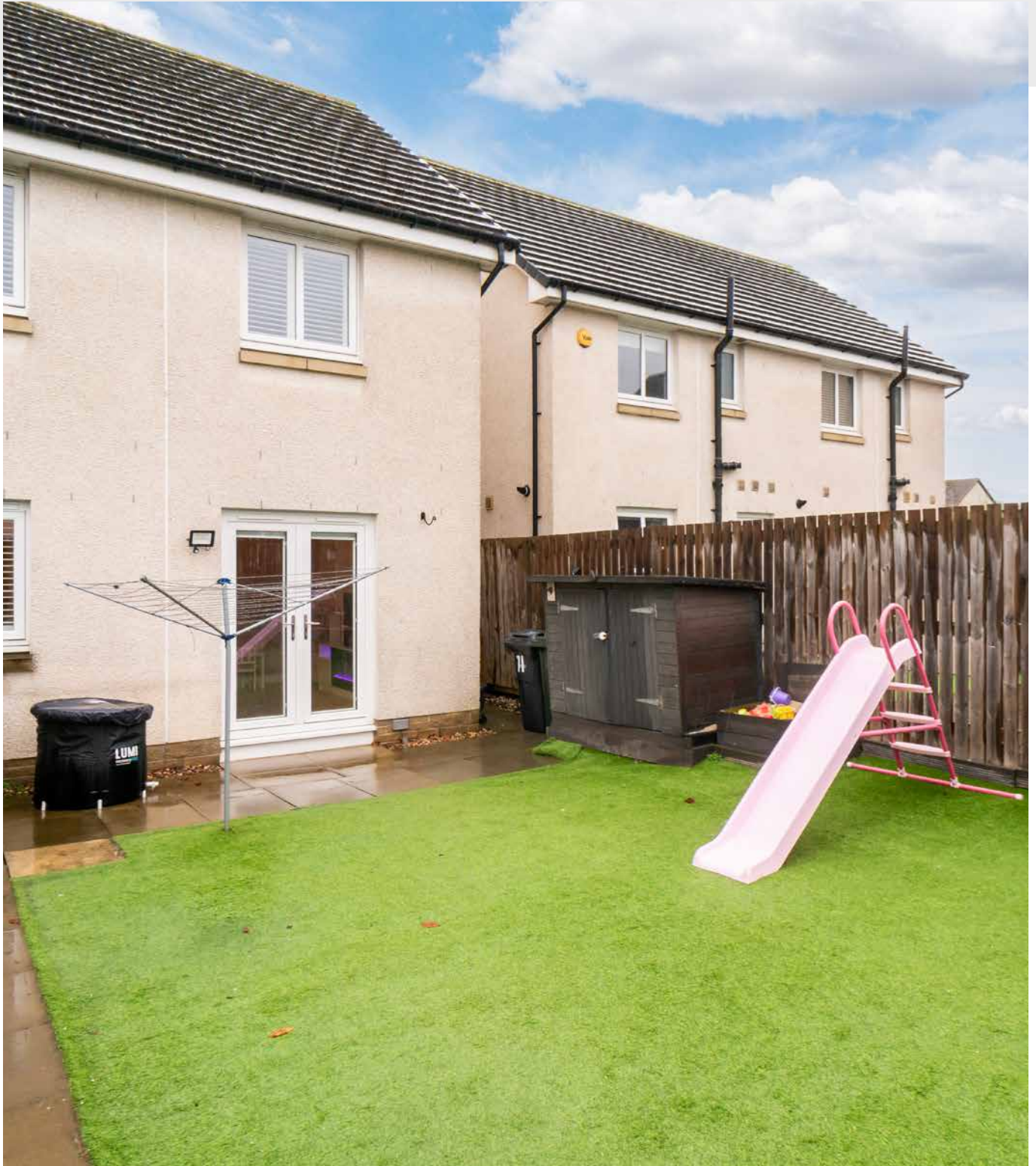
- Beautiful end-terrace house with stylish interiors
- Forms part of a popular modern development
- Attractive decoration and quality finishings
- Welcoming entrance hall with storage and WC
- Spacious living room with French doors to garden
- Shaker-inspired breakfasting kitchen
- Two double bedrooms with built-in wardrobes
- Versatile third bedroom with built-in wardrobe
- Modern 3pc bathroom with overhead shower
- Enclosed gardens to the front and rear
- Private allocated parking space to the rear





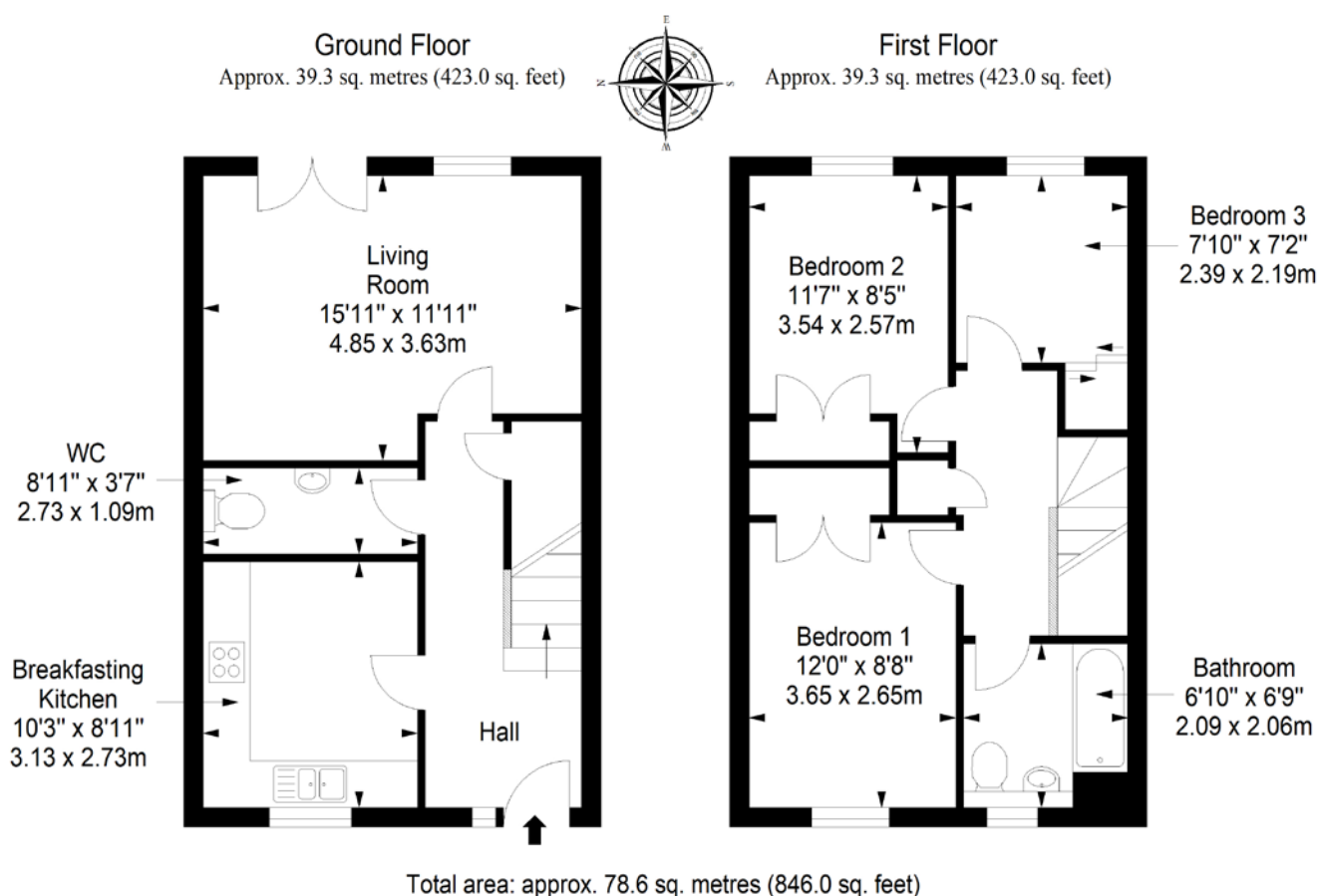


Extras: integrated appliances (oven, gas hob, extractor hood, and fridge/freezer) to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.



KIRKLISTON

Situated approximately five miles west of Edinburgh and surrounded by rural fields and woodland, the historic village of Kirkliston is increasingly popular with families and professionals alike owing to its unrivalled blend of country and convenience. The thriving village is served by an excellent range of local amenities, including a Scotmid store, a Post Office, a pharmacy and a health centre, as well as a selection of traditional pubs, cafes and takeaways. Kirkliston is also just a short drive from The Gyle shopping centre, which is home to various high-street stores, a supermarket, and a choice of family restaurants. Owing to its idyllic setting, Kirkliston offers a wealth of outdoor pursuits, as well as fantastic indoor/outdoor sports and fitness activities at Kirkliston Leisure Centre. Nursery and primary schooling are provided locally at Kirkliston Primary School, followed by secondary education nearby. Owing to its westerly location, Kirkliston enjoys fantastic road links into the city, as well as swift and easy access to the Forth Road Bridge, Edinburgh International Airport and the M8/M9 motorway network. The village is also served by the number 63 bus, which calls at The Gyle and Edinburgh Park for onward bus, tram, and train links into the city centre and further afield.



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