



Deans Properties

Deans Solicitors and Estate Agents LLP



**59 Kirklands Park Street
Kirkliston, EH29 9EY**



END TERRACED HOUSE

- Living Room
- Dining Kitchen
- Three Bedrooms
- Bathroom
- Private Gardens to Front & Rear
- Residents Private Carpark
- Gas Central Heating & Double Glazing
- EPC Band - B



Forming part of an established modern residential development, this light and airy end terraced villa is located within the popular village of Kirkliston. The village caters for local day to day requirements with a Tesco's in South Queensferry and a Sainsbury's in Winchburgh both a short drive from the property. Major motorway networks are easily accessible giving access to the North and South as well as Edinburgh Airport. In move-in condition, the accommodation would make an ideal family home and comprises; entrance hall, attractive sitting room with understairs cupboard, modern dining kitchen with French doors to the rear garden, utility area and WC apartment, upstairs leads to three delightful bedrooms and bathroom with white suite and shower over. There are private gardens to the front with the rear being fully enclosed and easily maintained which has been laid with chip stones. The property benefits from gas central heating, double glazing and has access to an allocated parking space in a resident's private carpark to the rear of the property. Included in the sale are fitted carpets & floor coverings, fridge-freezer, washer machine and wardrobes. All appliances included are sold as seen with no warranty provided.

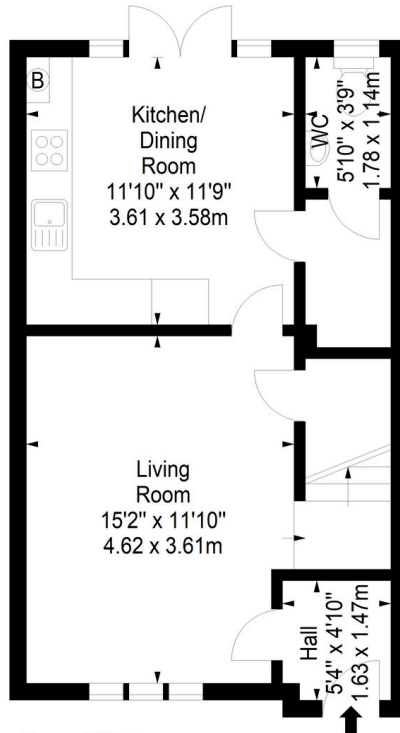




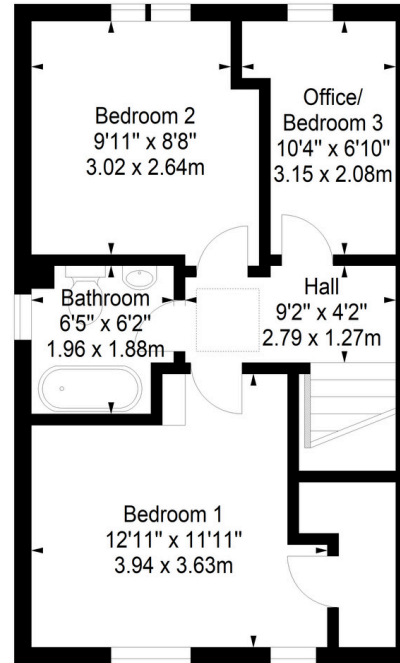
Kirklands Park Street,
Kirkliston,
Midlothian, EH29 9EY



Approx. Gross Internal Area
883 Sq Ft - 82.03 Sq M
For identification only. Not to scale.
© SquareFoot 2024



Ground Floor



First Floor



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Scottish Standard Clauses.

Deans Properties 
Deans Solicitors and Estate Agents LLP

0131 667 1900

mail@deansproperties.co.uk
www.deansproperties.co.uk