



Deans Properties

Deans Solicitors and Estate Agents LLP



**49 Kirklands Park Crescent
Kirkliston, EH29 9EP**



BUNGALOW

- Living Room
- Kitchen
- Conservatory
- Three Bedrooms
- Bathroom
- Private Front & Rear Gardens
- Driveway
- Double Glazing and GCH
- EPC Rating -D



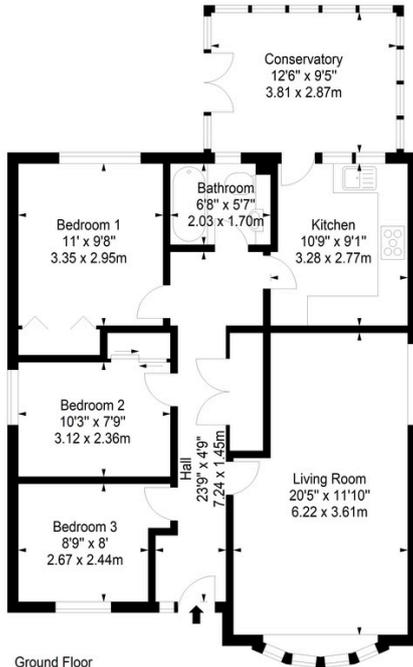
This rarely available bungalow is located within the small popular village of Kirkliston. There are day to day requirements available on the doorstep with further specialised shopping available in South Queensferry and the Gyle Shopping Centre, both a short drive away. The local primary school and recreational facilities are within easy reach and the property is ideally located for commuting to the North and South and a short drive from Edinburgh Airport. The property comprises; vestibule, welcoming entrance hallway, spacious living room, separate kitchen, further living space in the conservatory, two double bedrooms both providing fitted wardrobes, a further bedroom and family bathroom. The property benefits from gas central heating and double glazing. Externally, there is a mature front garden with driveway offering off-street parking and well-maintained enclosed garden located to the rear of the property. Included in the sale are fitted carpets & floor coverings, curtains and blinds, cooker, oven, hob, hood, fridge-freezer, washing machine, tumble dryer and light shades. All appliances included are sold as seen with no warranty provided.



Kirklands Park Crescent,
Kirkliston,
Midlothian, EH29 9EP



Approx. Gross Internal Area
944 Sq Ft - 87.70 Sq M
For identification only. Not to scale.
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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.

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0131 667 1900

mail@deansproperties.co.uk

www.deansproperties.co.uk