



**Deans Properties**

Deans Solicitors and Estate Agents LLP



**69 Allan Park  
Kirkliston, EH29 8BP**





## SEMI-DETACHED HOUSE

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



This tastefully presented semi-detached house is located in a quiet cul-de-sac in the popular town of Kirkliston. The property is close to convenient, local amenities, a primary school, playpark and leisure centre. The accommodation would suit a family and comprises; spacious, south-facing living room opening to dining room with modern kitchen lying off, three good-sized bedrooms and stylish bathroom with shower over bath. There are neatly maintained private gardens to the front and rear and a driveway and garage give convenient off-street parking. The property is fully double glazed and has gas central heating. Included in the sale are the fitted carpets and floor coverings, oven, hob, hood, fridge-freezer and dishwasher. The appliances included are sold as seen with no warranty provided.



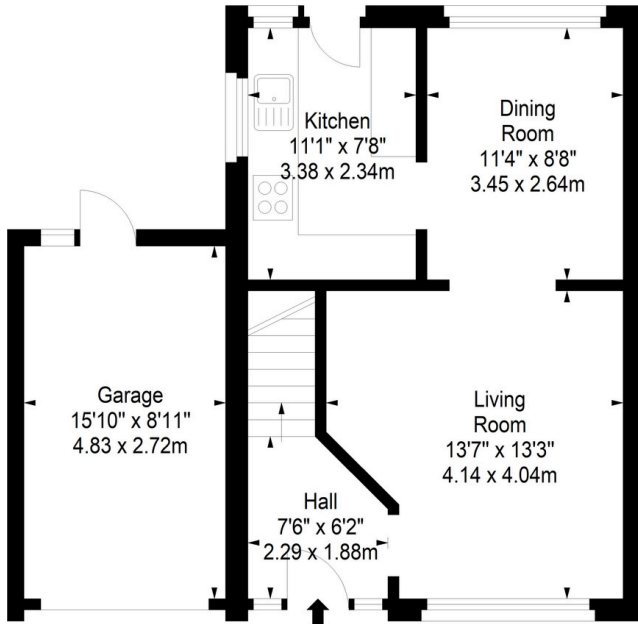




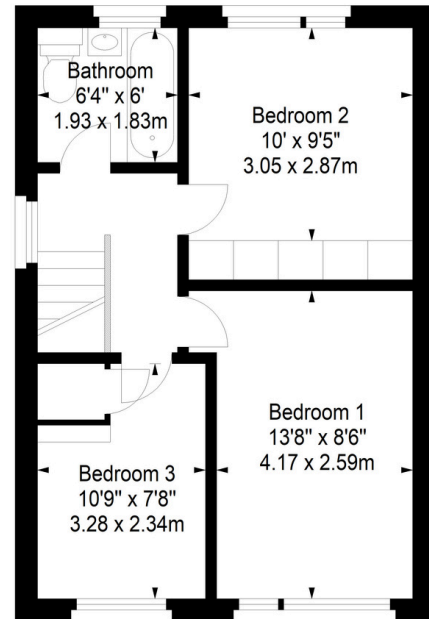
**Allan Park,  
Kirkliston,  
Midlothian, EH29 9BP**



Approx. Gross Internal Area  
1012 Sq Ft - 94.01 Sq M  
(Including Garage)  
For identification only. Not to scale.  
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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.

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