



Deans Properties

Deans Solicitors and Estate Agents LLP



**10 Almondside,
Kirkliston, EH29 9BD**



UPPER VILLA

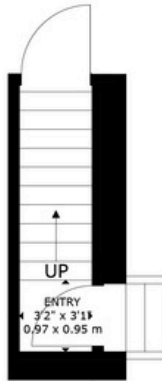
- Living Room
- Kitchen
- Two Double Bedrooms
- Shower Room
- Private Side & Rear Garden
- Shared Drying Green
- Driveway
- Double Glazing & GCH
- EPC Rating – C



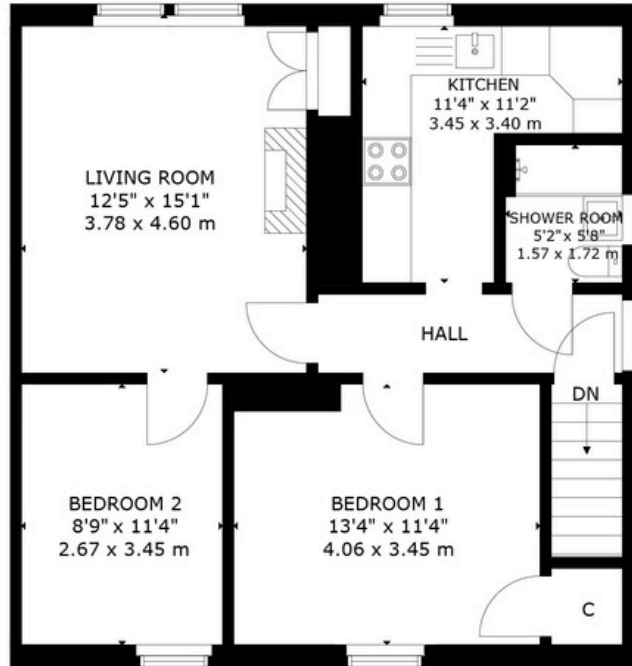
This well-presented upper villa is in the popular village of Kirkliston, within easy reach of good shops, amenities and schools and ideally placed for commuting to the North and South via the motorway networks. The accommodation comprises; generous living room with feature fireplace, stylish, separate kitchen, two good-sized double bedrooms and modern shower room. There are neatly landscaped, private gardens to the side and rear and a driveway gives convenient off-street parking. There is also a shared drying green to the rear. The property is fully double glazed and has gas central heating. Included in the sale are the fitted carpets and floor coverings, curtains, blinds, oven, hob, hood, fridge-freezer, dishwasher, washing machine and garden hut. All appliances included above are sold as seen with no warranty provided.







GROUND FLOOR

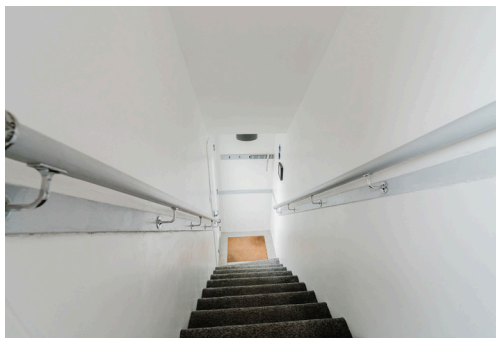


FIRST FLOOR

10 ALMONDSIDE, KIRKLISTON, EH29 9BD
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 755 SQ FT / 70 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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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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