



3 Maitland Hog Lane,  
Kirkliston, EH29 9DU

**Deans**   
Solicitors & Estate Agents LLP





## END TERRACED VILLA

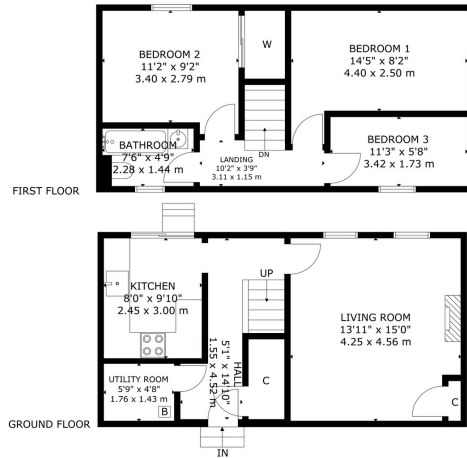
- Sitting Room
- Kitchen
- Three Bedrooms
- Bathroom
- Utility Room
- Gas Central Heating & Double Glazing
- Garden Grounds & Off-Street Parking
- EPC Rating- C



Quietly positioned within a popular residential estate ideal for first-time buyers and young families, this lovely and well-presented end-terraced villa is located in the desirable commuter town of Kirkliston. The area offers convenient access to everyday amenities, with a Tesco and Sainsbury's available in the nearby towns of South Queensferry and Winchburgh, while Broxburn nearby offers various supermarkets including Lidl and Aldi and other retailers. Regular public transport services operate nearby, providing easy access to Edinburgh City Centre, while the motorway networks and Edinburgh Airport are also within close reach. The spacious accommodation comprises; welcoming entrance hallway with large under stairs storage cupboard, utility room, attractive sitting room with two floor to ceiling windows providing excellent natural light, stylish well laid out kitchen with patio doors to the rear, upstairs leads to three delightful bedrooms and bathroom with white suite and shower. Externally there are areas of ground to the front, side and rear which is owned by the local authority but is fully enclosed to the property. Further benefits include gas central heating, double glazing, off-street parking, solar panels with battery, new gas boiler and new electrical consumer unit and EICR Certificate. All fitted floor coverings and fitted blinds will be included in the sale together with extractor hood, integrated kitchen fridge and bedroom wardrobe. All appliances are sold as seen with no warranty provided.







3 MAITLAND HOG LANE, EH29 9DU  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 866 SQ FT / 81 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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