



10 Liston Drive
Kirkliston, EH29 9BY

Deans 
Solicitors & Estate Agents LLP



SEMI-DETACHED HOUSE

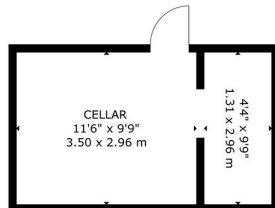
- Living/Dining Room
- Kitchen
- Three Double Bedrooms
- Floored Attic
- Shower Room
- Bathroom
- Private Front and Rear Gardens
- Free On-Street Parking
- EPC Rating – B



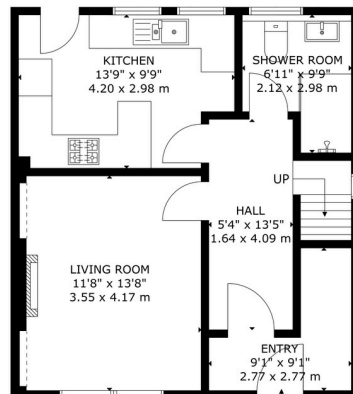
This tastefully presented semi-detached house is located in the popular village of Kirkliston, close to convenient amenities including shops, schools and leisure facilities. A wider range of high street retailers and supermarkets is available nearby at the Gyle Shopping Centre. The City Bypass and M8/M9 motorways are just a short drive away. The accommodation on the ground floor comprises; welcoming hallway, generous living room, separate stylish kitchen with breakfast bar and shower room. There are three comfortable double bedrooms and a family bathroom on the first floor and large floored attic on the second floor. Externally, there are well-maintained private gardens to the front and rear and free on-street parking in the area. The property features double glazing and gas central heating. Included in the sale are the fitted carpets and floor coverings, curtains, oven, hob, hood, washing machine, dishwasher, tumble dryer and light shades. All included appliances are sold as seen with no warranty provided.



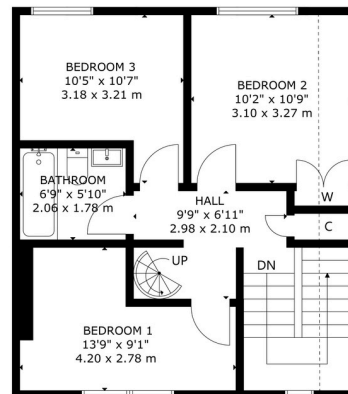




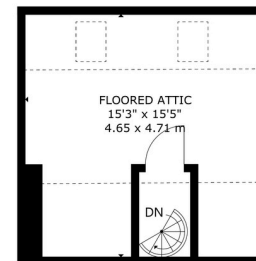
CELLAR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

10 LISTON DRIVE, KIRKLISTON, EH29 9BY
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1,410 SQ FT / 131 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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