



2 Glendinning Road
Kirkliston, EH29 9HE

Deans 
Solicitors & Estate Agents LLP



DETACHED VILLA

- Sitting Room
- Dining Room
- Kitchen
- Utility Room
- Four Bedrooms
- En-Suite Shower Room
- Bathroom
- WC Apartment
- Private Gardens to Front & Rear
- Driveway & Garage
- EPC Rating- C



Early viewing highly recommended! Forming part of a quiet and established residential development, this beautifully presented detached villa is located in the popular commuter town of Kirkliston. There are a variety of amenities in the town with larger supermarkets available in Winchburgh and South Queensferry both a short drive away. There is a good regular public transport service which passes close by and travels to Edinburgh City Centre, Edinburgh Airport and the Gyle Shopping Centre along with all major motorway networks being easily accessible. In move-in condition, the property would make an excellent family home and comprises; welcoming entrance hallway with WC apartment, attractive sitting room with feature fireplace and French doors with window formation to the rear garden, dining room, contemporary breakfast kitchen with integrated appliances and separate utility room, upstairs leads to a lovely master bedroom with built-in mirrored wardrobes and modern en-suite shower room, 3 further delightful bedrooms and family bathroom with shower over. There are immaculately and well tended mature private gardens to the front, side and fully enclosed to the rear with paved patio area. A driveway provides off-street parking and leads to the single garage. Further benefits include gas central heating and double glazing. All appliances included in the sale are sold as seen with no warranty provided.

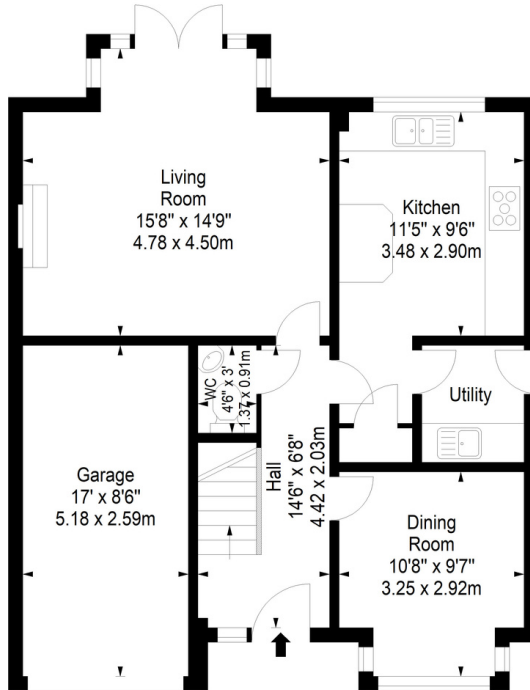




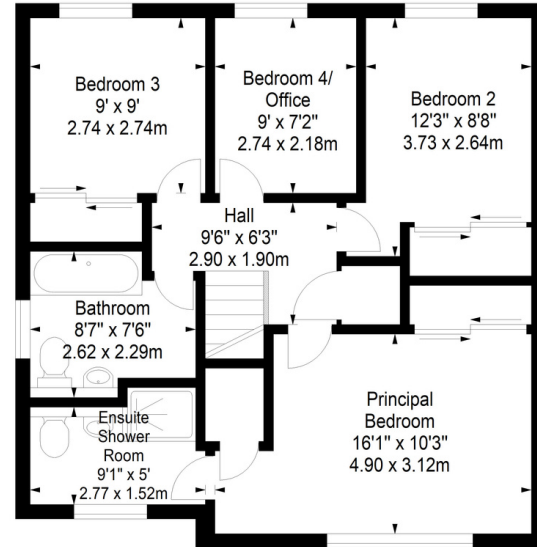
Glendinning Road,
Kirkliston,
Midlothian, EH29 9HE



Approx. Gross Internal Area
1258 Sq Ft - 116.87 Sq M
Garage
Approx. Gross Internal Area
145 Sq Ft - 13.47 Sq M
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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