



Floor 0



Floor 1

Approximate total area⁽¹⁾
654.02 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



DESCRIPTION

Welcome to your new home! This delightful 2-bedroom terraced property is in true move-in condition, offering a perfect blend of comfort and modern living. Step inside to discover an inviting open-plan living space, ideal for both relaxation and entertaining.

Located in a friendly neighborhood with easy access to local amenities, schools, and transport links, this property is a must-see.

Don't miss the opportunity to make this charming house your new home!

The property comprises of:

- Bright and spacious Lounge/Kitchen with doors to garden
- Ground Floor WC
- Two double bedrooms
- Stylish family bathroom
- Private rear garden
- Off road parking available
- 8 years of NHBC warranty

Viewings by appointment please call Gibson Estate Agents on 01506 414568



LOCATION

Kirkliston is a historic small town, just a few miles beyond the western edge of Edinburgh. An ancient village, Kirkliston is a designated conservation area, set amongst the agricultural land of West Lothian, with a village centre surrounded by an increasing amount of modern residential developments. With plenty of local amenities in the heart of village, there is also a Tesco superstore at nearby South Queensferry, and a multitude of country parks and open walks in the surrounding area. The area also hosts well-respected primary and secondary schooling. There are excellent road links to the M90, A8, M8 and M9, together with regular bus services, and Dalmeny rail station, making Kirkliston a highly popular location for commuting into Edinburgh.

