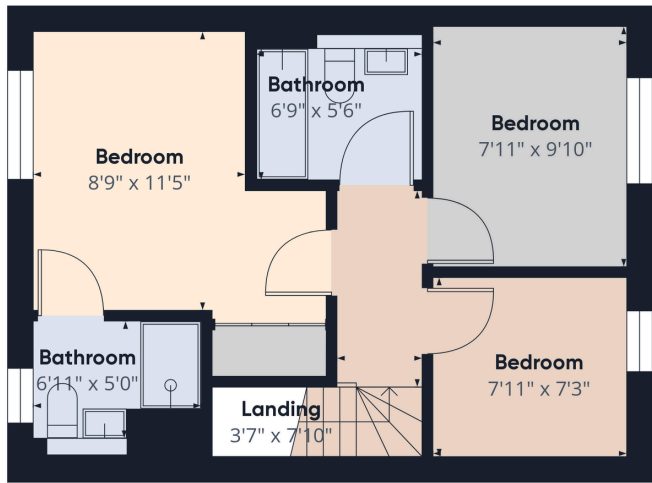


Floor 0



Floor 1





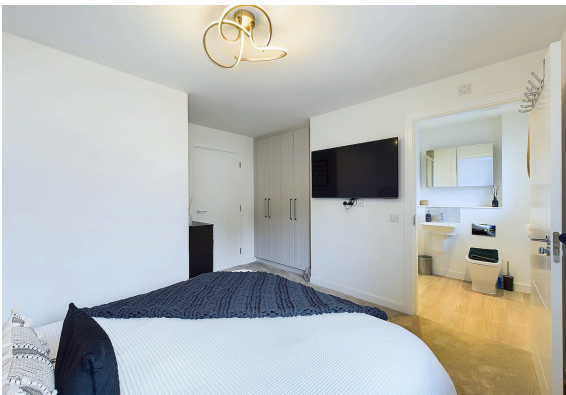
# Description

Gibson Estate Agents are delighted to offer to the market, this stunning three bedroom terraced property. This home offers amazing family living inside and out. The property has been finished to a high standard with neutral décor throughout.

This property is more than worthy of an internal viewing. Call now to arrange a viewing:

- Sought after location on new estate
- Downstairs WC
- Modern fitted kitchen with integrated appliances
- Bright and spacious open plan lounge, diner and kitchen
- Doors leading from living area to private rear garden
- Primary bedroom with fitted wardrobes and en-suite
- Two further bedrooms
- Stylish family bathroom
- Well maintained private rear garden
- Off street parking

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.

