



Description

Calling all First Time Buyers

This charming three bedroom mid-terraced home is perfect for those looking to take their first step onto the property ladder. Enjoy a private outlook from your front-facing lounge, offering a peaceful space to relax. The property also boasts a private rear garden, ideal for outdoor entertaining or quiet evenings at home.

Book a viewing today to appreciate this lovely home.

- Sought after location
- Entrance hall
- Modern fitted kitchen/Diner
- Bright and spacious front facing lounge
- Ground Floor WC with ample storage cupboard
- Well proportioned primary bedroom
- Two further bedrooms
- Family bathroom with shower over bath
- Semi converted attic space with flooring and light
- Well maintained private garden
- On 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.

