

12 Stewart Place, Kirkliston, Edinburgh, EH29 9BQ



Description

Nestled in the sought after village of Kirkliston, this particularly appealing and rarely available two-bedroom semi-detached bungalow offers a charming home to suit city professionals or those seeking to downsize who are keen to escape the hustle and bustle of the capital. Commanding an enviable setting within a mature residential cul-de-sac the property enjoys an extremely convenient location, close to a good range of local amenities and super transport links.

- Hallway with storage
- Extremely spacious living/dining room with sliding patio door opening onto the rear garden
- Fitted kitchen
- Two comfortable double bedrooms
- Wet room
- Gas central heating and double glazing
- Attic storage
- Enclosed west-facing rear garden featuring a timber sun deck
- Driveway capable of accommodating several vehicles

Extras

The fitted carpets, oven, hob, cooker hood, washing machine, dishwasher and garden shed are included. Interested parties should note that no warranties or guarantees will be provided with regard to the working condition of any of the services or appliances.

EPC Rating: D

Price and Viewing

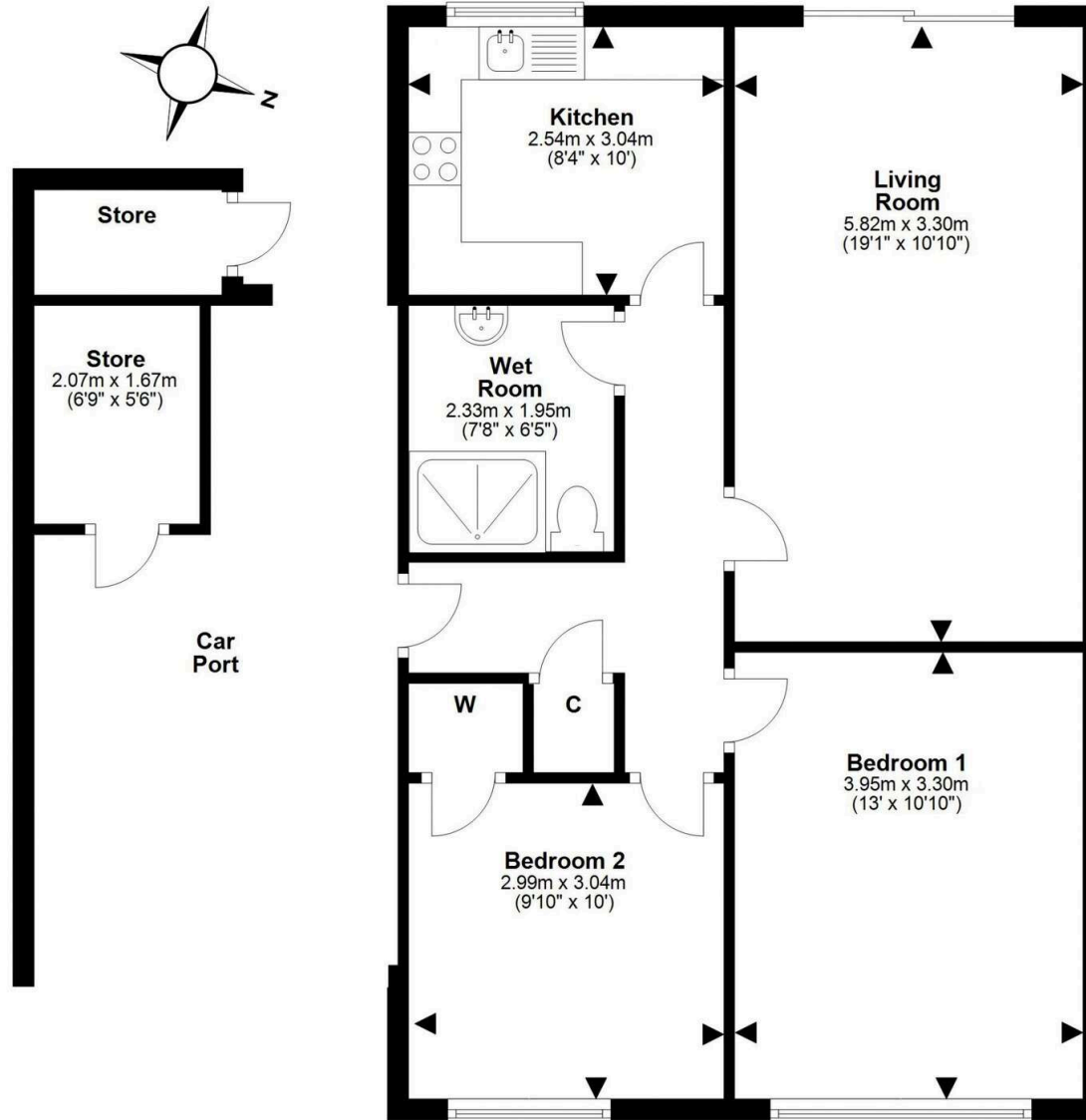
For price and viewing information or further details on this property please contact us on 0131 557 3188.



Location

Kirkliston is a beautiful, rural village surrounded by rolling farmland and woodland. Steeped in history, Kirkliston originally appears in documents as the location of the first recorded Scottish parliament in 1235. The village boasts a fine selection of local amenities including shops, a post office, pubs and cafes, and is just a short drive from The Gyle shopping centre, where you will find a host of well-known retailers and restaurants. Dalmeny train station and further shopping facilities are available in nearby South Queensferry, and, of course, Edinburgh's shops, nightlife and other attractions are within easy reach. Education is provided at Kirkliston Primary, which enjoys an excellent reputation, while secondary pupils are educated at nearby Queensferry High. Kirkliston has a wide range of recreational activities at its well-equipped leisure centre and the surrounding countryside offers a wealth of outdoor pursuits such as walking, golf courses, cycling and horse riding. Kirkliston is conveniently located for Edinburgh City Bypass, the M8/M9/M90 network, Queensferry Crossing and Edinburgh Airport, making it popular with commuters looking to escape to the countryside.





For details of the total internal floor area, please refer to the Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.



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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

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