

27 Station Road, Kirkliston, Edinburgh, EH29 9BB





### Description

A rare opportunity has arisen to acquire a beautifully appointed main door upper villa forming part of a converted stone built Victorian house enjoying a prominent position in the heart of the popular town of Kirkliston., close to a good range of amenities and super transport links. The property is in true move-in condition and finished to a high standard throughout boasting opulent proportions and natural light synonymous with the era which are sympathetically enhanced by heritage inspired decor and contemporary design.

- Welcoming reception hallway
- Stunning, generously proportioned living/dining room with sunny west-facing aspect and focal point fireplace with wood burning stove
- Well appointed kitchen
- Two spacious, south-facing double bedrooms
- Elegant bathroom featuring a contemporary white suite with shower over the bath
- Substantial floored/lined attic which offers valued additional space
- Gas central heating and double glazing

### Extras

The fitted floor coverings, blinds, cooker, hood, dishwasher and fridge/freezer are included.

**EPC Rating:** D

### Price and Viewing

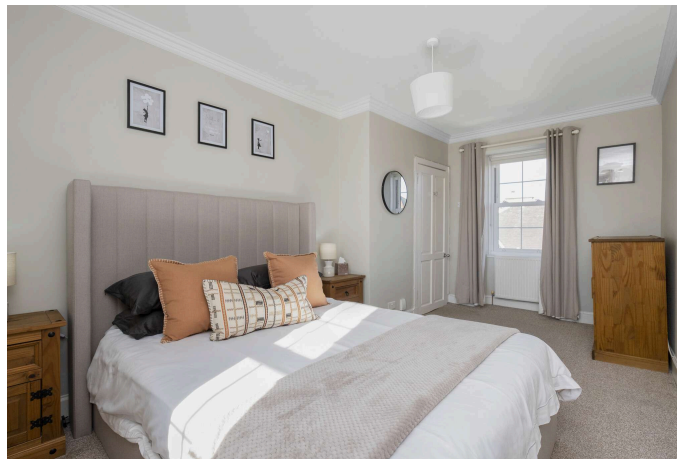
For price and viewing information or further details on this property please contact us on 0131 557 3188.

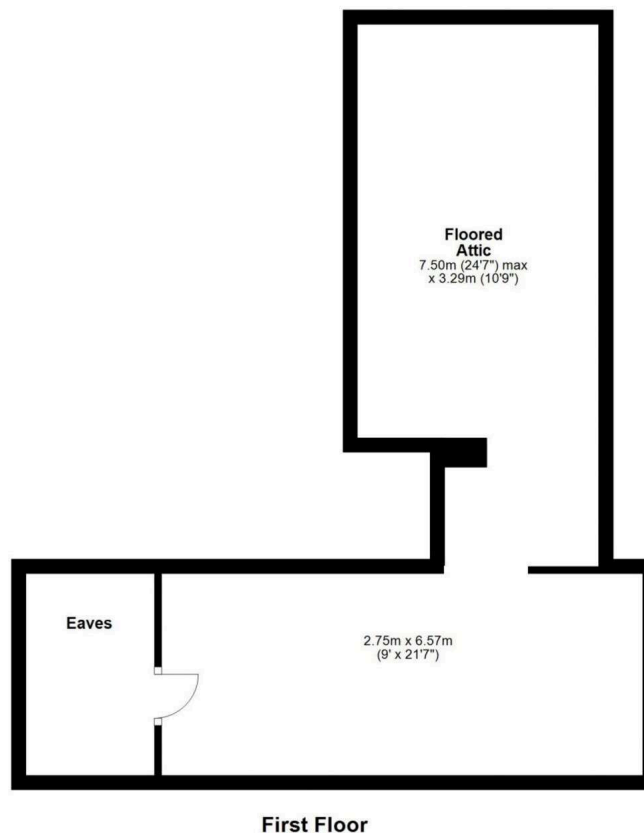
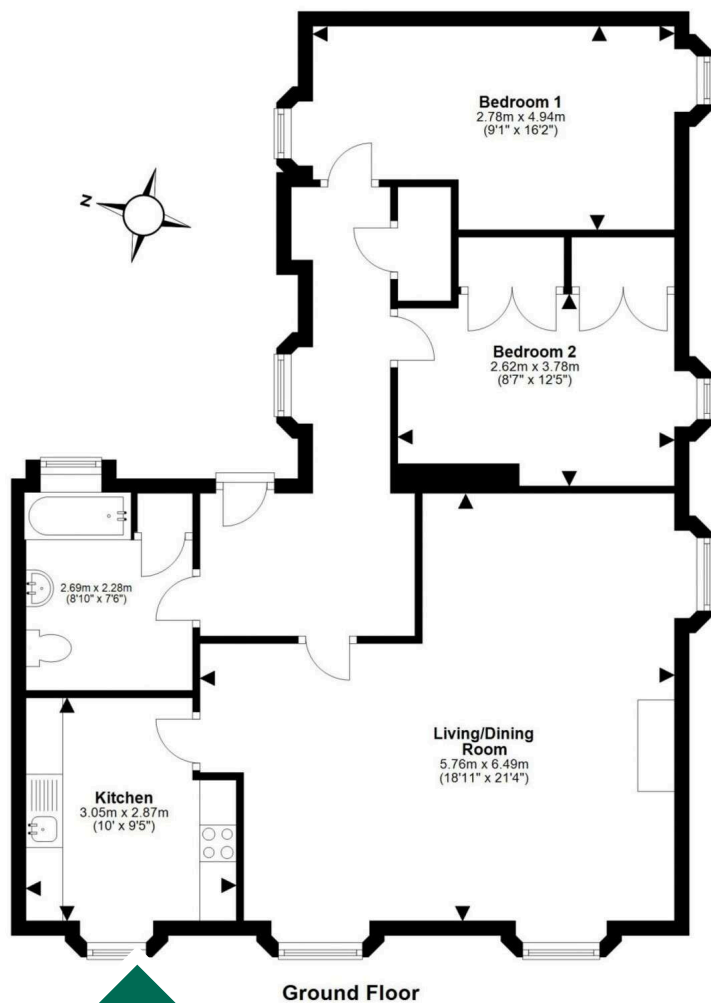




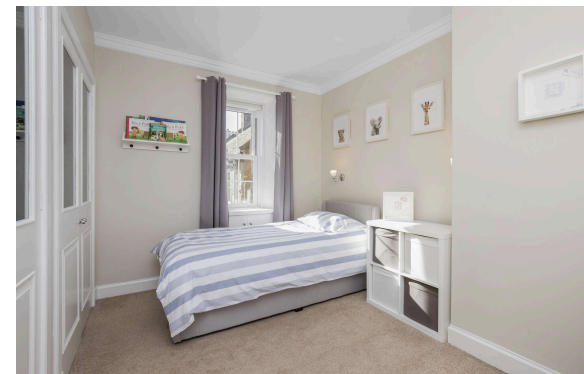
## Location

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, pub 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.





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



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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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