

12 Housefield Drive, Kirkliston, Edinburgh, EH29 9FX



Description

Impressive three bed semi detached villa occupying an enviable position on this sought after development enjoying an extremely convenient location, close to a good range of amenities and super transport links. This lovely home is offered to the market in beautiful order having been finished to a high standard and provides comfortable and light filled living space enhanced by contemporary interior.

- Welcoming hallway with access to the cloak room/WC
- Well appointed living/dining room enhanced by patio doors giving direct access to the enclosed rear garden.
- Stylish kitchen with a range of base and wall mounted units with co-ordinating work surfaces/splash backs
- Master bedroom with en suite shower room
- Two further bedrooms
- Contemporary bathroom with mains shower over bath
- Gas central heating and double glazing
- Floored loft space
- Enclosed south-facing rear garden offering an ideal space for outside entertaining and relaxation and Al Fresco dining
- Allocated parking space

Factor

The development is managed by Speirs Gumley for a monthly fee of approx. £13 which includes any repairs/maintenance of communal areas. Additionally there's a quarterly charge for landscape management to Scottish Woodlands of circa £38.

Extras

The fitted floor coverings, oven, hob, cooker hood, dishwasher and garden shed are included.

EPC Rating: C



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.

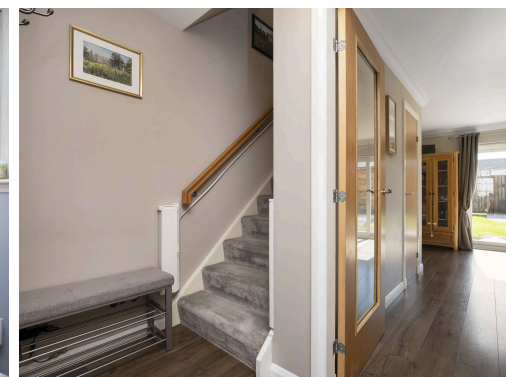
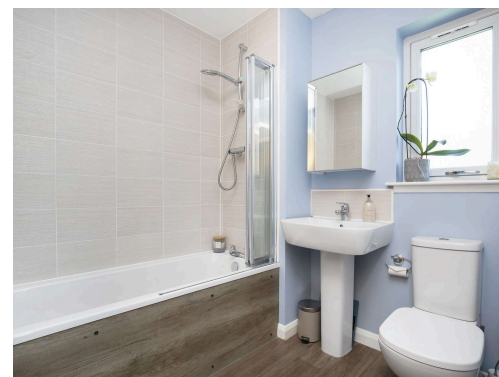
Price and Viewing

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





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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