

**29 Maitland Road
Kirkliston EH29 9AR**

Offers Over £215,000

- 3 bedroomed semi detached
- Lounge/dining room
- Kitchen with access to rear garden
- Three well proportioned bedrooms
- Family bathroom
- Gas central heating & Double glazing
- Private front & rear gardens
- Driveway with electric car charging facility

Council Tax Band: E

Tenure: Freehold

Annual Service Charge: N

Shared Ownership: N



1



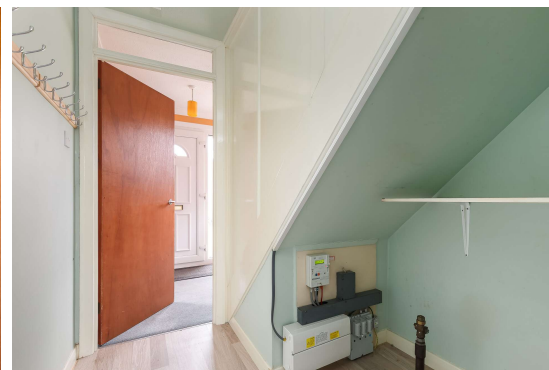
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EPC D



3 bed Semi-Detached

Blair Cadell are delighted to bring to market this three-bedroom semi-detached home, nestled within a quiet suburb of the ever popular area of Kirkliston. Whilst requiring some cosmetic updating and modernisation, the property offers exceptional potential to create an elegant family home. Viewing highly recommended.

The accommodation features a welcoming hallway with ample storage and access to the kitchen. The spacious lounge/dining room is filled with natural light through a large picture window, creating a bright and inviting space perfect for relaxing or entertaining. The kitchen is well-appointed with a range of wall and floor-mounted units, a gas hob, electric oven, and convenient access to the rear garden ideal for outdoor dining or family activities. There are two generous double bedrooms and an additional single bedroom, providing excellent flexibility for families, guests, or use as a home office. The family bathroom is fitted with a three-piece suite and includes an electric shower over the bath. The property benefits from gas central heating and double glazing throughout, ensuring comfort and energy efficiency year-round. Externally, there are private front and rear gardens, driveway with an electric car charging facility, and additional on-street parking. Please note: No warranties are provided for systems.

Kirkliston is ideally located for commuters, with excellent access to the M8 and M9 motorway networks, and just a short drive from Edinburgh city centre and Edinburgh International Airport. The village itself offers a selection of local shops to meet everyday needs, with more extensive shopping available in nearby South Queensferry, Livingston, and at the Gyle Centre.

Educational facilities in the area include a local primary school, with secondary schooling provided in South Queensferry. Leisure opportunities are abundant, featuring a local sports centre, nearby golf courses, and the South Queensferry marina. Residents can also enjoy a variety of cafes and restaurants along the picturesque Forth shoreline, making the area perfect for both relaxation and recreation.

Viewing By appointment 0131 337 1800

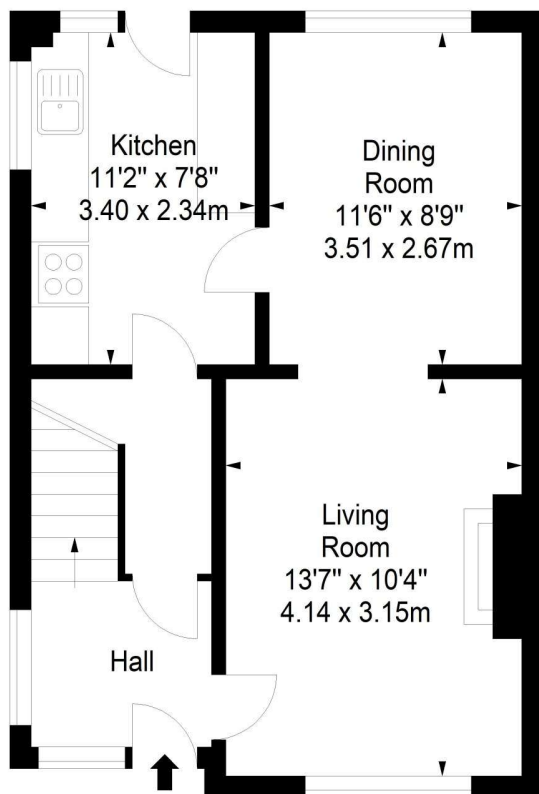




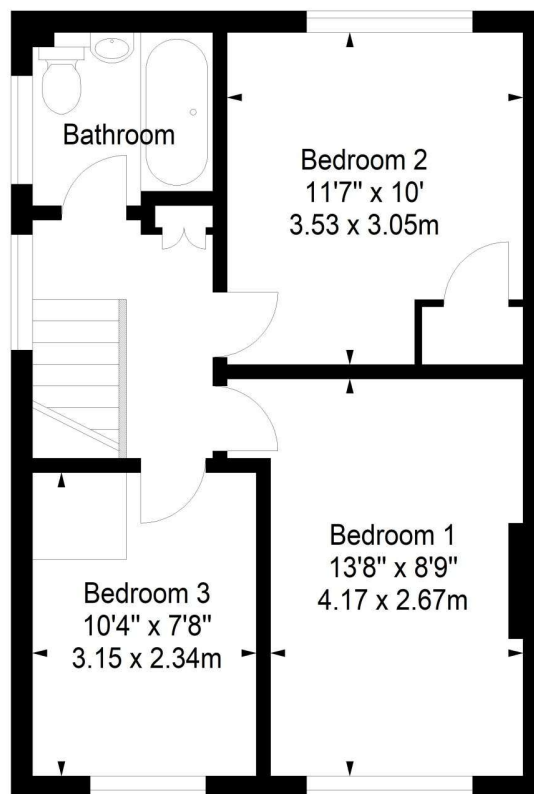
Maitland Road,
Kirkliston,
Midlothian, EH29 9AR



Approx. Gross Internal Area
869 Sq Ft - 80.73 Sq M
For identification only. Not to scale.
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Ground Floor



First Floor



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