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Offers Over

**£395,000**

## 23 Balcomie Gardens

Kirkliston | Edinburgh | EH29 9GD

A superb opportunity has arisen to acquire this beautifully presented four bedroom detached villa, quietly positioned within an established modern development in the popular village of Kirkliston. Close to a host of excellent amenities and transport links, the property will undoubtedly appeal to a variety of buyers including growing families. Early viewing suggested.

-  4 beds
-  1 public
-  2 bathroom
-  Private gardens
-  Single garage and double driveway
-  EPC Band - C
-  Council Tax Band - F



## Description

Internally, the property is presented in true move-in condition while briefly comprising of; welcoming entrance hallway, bright and spacious lounge/diner with dual-aspect outlook and French doors leading to the garden, stylish fully-fitted kitchen with a range of integrated white goods, paneling in splash areas and a sizeable understairs storage cupboard, utility room with included freestanding white goods, two-piece W/C, landing with a useful storage cupboard and access to the attic, large principle double bedroom with integrated wardrobes and room for freestanding furniture, partially-tiled ensuite shower room, second good sized double bedroom with integrated double wardrobes, third double bedroom with more integrated wardrobes and a rear-facing aspect, fourth bedroom allowing for flexible use with a handy storage cupboard, and a partially-tiled family bathroom suite with an over-bath shower.



Further benefits include a Ring security system, gas central heating and double glazing throughout.

## Extras

Selected fixtures and fittings, including; integrated gas hob, oven, extractor hood and fridge-freezer, freestanding washing machine and dishwasher, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

## Gardens and Parking

There are lovely, well-maintained gardens to both the front and rear of the property for residents to enjoy and make their own. The front garden is mostly laid to lawn while the rear garden benefits from a handsome patio, well-kept lawn and a host of planters and mature plants. For the car owner, there is an integrated single garage and a double driveway for off-street parking. For visitors, there is more than adequate parking on-street free parking.

## Viewing

By appointment through Neilsons 0131 625 2222.







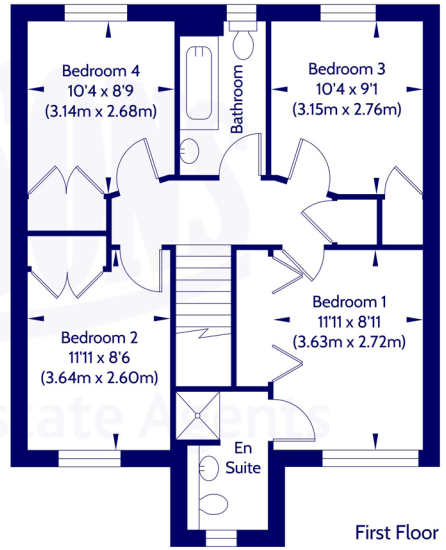
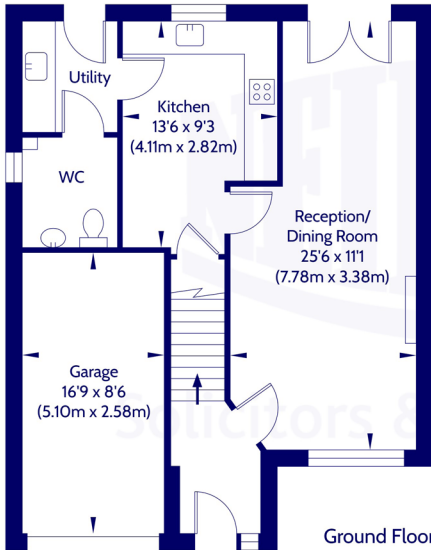
## Location

The popular town of Kirkliston lies west of Edinburgh's City Centre. The village has lots to offer and provides local amenities and facilities serving everyday needs including a Scotmid store, post office, dentist and doctor surgery. There is also a leisure centre together with the popular Conifox garden Centre, adventure park and bistro. Nursery and Primary schools can be found in Kirkliston with secondary schooling available at the neighbouring district of South Queensferry, an area where lovely walks can be enjoyed along the waterfront and Port Edgar Harbour. The area is great for the commuter with the M8/M9 within easy reach linking the main motorway network system. The A8 provides a quick and easy route to Edinburgh International Airport and beyond into Edinburgh's City Centre. Public transport services pass through the village and travel to Edinburgh and surrounding areas and there is a train station at nearby Dalmeny offering speedy access to Glasgow, Edinburgh and Fife.





Approx. Gross Internal Floor Area 107.29 Sq M / 1155 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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