










Offers Over

£240,000

65 Kirklands Park Street

Kirkliston | Edinburgh | EH29 9EY

This beautifully presented semi-detached villa, featuring landscaped gardens and private parking, is part of a highly sought-after modern development in the popular village of Kirkliston. The property is sure to appeal to growing families and viewing is advised.

-  3 Bedrooms
-  2 Public Rooms
-  1 Bathroom
-  Allocated Parking
-  Front and Rear Gardens
-  EPC Rating – C
-  Council Tax Band - E



Description

Offered to the market in move-in condition, this charming home includes an entrance hallway and a comfortable lounge with a recessed front window that provides excellent natural light. The stylish and well-proportioned dining room is open-plan to the kitchen, which features contemporary base and wall-mounted units with coordinating work surfaces and splashbacks. French doors from the dining area lead to the fully enclosed rear garden, perfect for indoor-outdoor living.

On the upper floor, you will find three bedrooms and an appealing modern bathroom with a shower and a glazed shower screen over the bath. Additional features include gas central heating, double glazing, good built-in storage and wardrobes, and a floored and lined attic that provides exceptional storage space.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens and Parking

The property boasts a private front garden with access to both the front and rear gardens. The fully enclosed rear garden, accessible through a side gate, is laid to grass and includes a large paved patio area, ideal for outdoor gatherings. The summerhouse in the rear garden will be included in the sale. A private parking space is conveniently located at the rear of the property.

Viewing

Please contact Neilsons on 0131 625 2222.





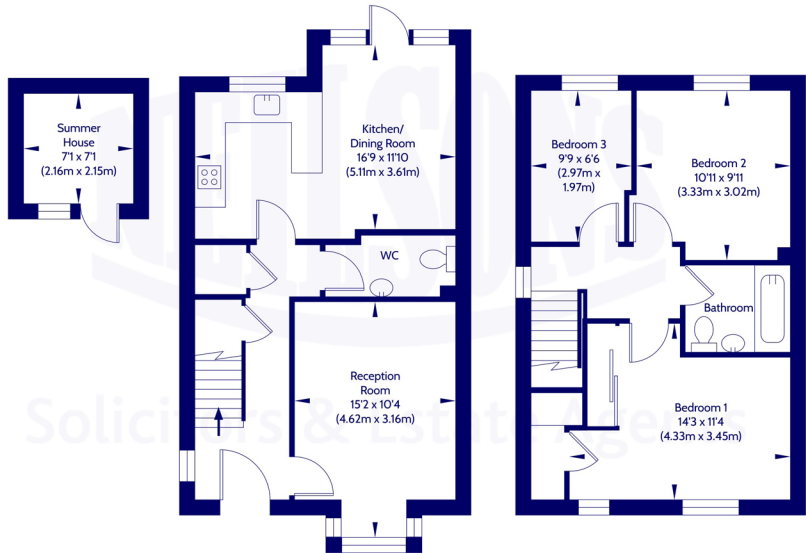
Location

The popular village 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 84.89 Sq M / 913 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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