










Offers Over  
**£225,000**

## 18 Almondhill Road

Kirkliston | EH29 9BW

A rare opportunity has arisen to purchase this two bedroom semi-detached extended bungalow, located in the popular residential area of Kirkliston. Offering well proportioned accommodation over one level, the property is close to local amenities and transport links and is sure to have a wide appeal in the market, therefore viewing is highly recommended.

-  2 bedrooms
-  2 public rooms
-  1 bathroom
-  Front and rear gardens
-  Car port and driveway
-  EPC rating – D
-  Council tax band - E



## Description

You enter a welcoming hallway with storage, and ahead of you is the bright and airy lounge, with a fireplace and a full-length window allowing natural light to flood the room. There is a large breakfasting kitchen with a range of wall and base units with co-ordinated worktops and tiled splashbacks and a door to the garden. Off the kitchen is a good size dual aspect dining room which would also make an ideal family room. There are two double bedrooms, one with a built-in cupboard and a fully tiled bathroom. Finally, there is a partially floored attic which is accessed via a Ramsay ladder.

The property further benefits from gas central heating and double glazing, and there is an external private store which houses the boiler.



## Extras

All fixtures and fittings are included in the sale along with the electric oven and hob, fridge freezer, chest freezer, washing machine and dishwasher.

## Gardens & Parking

A front garden which is laid to lawn and bordered by trees and shrubs welcomes you to the property and to the rear is an enclosed, easy maintenance paved garden. There is a car port and long driveway offering off street parking and on street parking is also available.

## Viewing

By appointment through Neilsons (0131 625 2222).





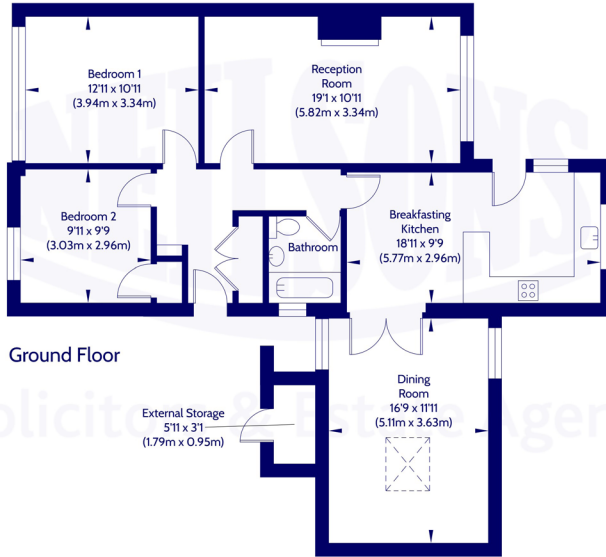
## Location

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, dentist and doctor surgery. There is also a library and 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 water front 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 94.31 Sq M / 1015 Sq Ft.



Ground Floor

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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