










## 44 Todshaugh Gardens

Kirkliston | EH29 9GE

A fantastic opportunity has arisen to acquire this gorgeous three bedroom terraced villa pleasantly positioned within a quiet residential development in Kirkliston. Nearby excellent day-to-day amenities and commuting links, the property makes an ideal purchase for first-time buyers, professionals and growing families. Viewing suggested.

-  3 beds
-  1 public
-  1 bathroom
-  Private gardens
-  Allocated parking space
-  EPC Band - B
-  Council Tax Band - E



## Description

Internally, the property is presented in true move-in condition while briefly comprising of; welcoming entrance hallway with an understairs storage cupboard, bright and airy lounge/diner with rear garden access and ample room for different configurations, modern fully-fitted kitchen with a range of integrated white goods and under-unit lighting whilst being styled with gloss white units and a sleek grey worktop, partially-tiled W/C with utility cupboard, landing with access to the partially-floored attic, first generous double bedroom with twin windows, closet and integrated wardrobes, second sizeable double bedroom with a rear-facing outlook and room for freestanding furniture, single bedroom offering flexible use as a home office/study, and a partially-tiled bathroom suite with an over-bath shower.

Further benefits include gas central heating and double glazing throughout.

Factor fees are payable to two separate factors of approximately £30 and £40 per quarter.



## Extras

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

## Gardens and Parking

To the front of the property lies a small lawn and entrance path whilst the rear garden is generous in size and is mostly laid to lawn with a patio area for garden furniture and a rear access gate for bins. For the car owner, there is an allocated parking space as well unrestricted on-street parking to accommodate visitors.

## Viewing

By appointment through Neilsons 0131 625 2222.





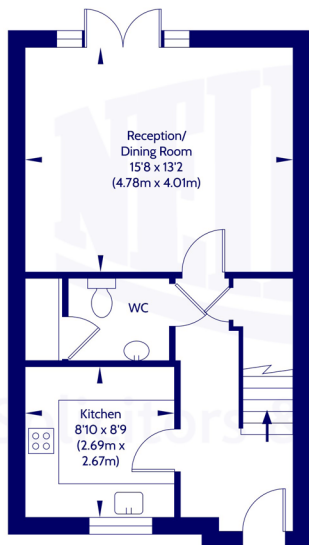
## Location

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, post office, 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.

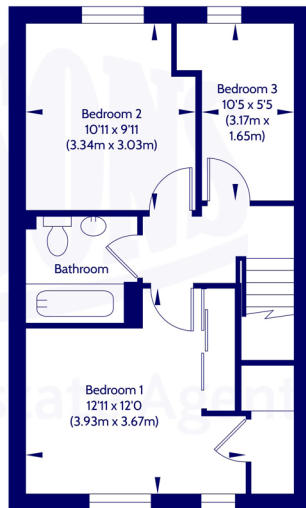




Approx. Gross Internal Floor Area 80.6 Sq M / 868 Sq Ft.



Ground Floor



First 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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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