










Offers Over
£295,000

41 Kirklands Park Crescent

Kirkliston | EH29 9EP

A fantastic opportunity has arisen to purchase this three bedroom detached villa, located in the popular residential area of Kirkliston. Well presented throughout, the property is close to local amenities and transport links and would make an ideal family home with viewing being highly recommended.

-  3 bedrooms
-  1 public room
-  2 bathrooms
-  Front and rear gardens
-  Garage and driveway
-  EPC rating – C
-  Council tax band - E



Description

In move in condition, the property is laid out over two levels with downstairs briefly comprising of a welcoming hallway with understairs storage and a handy WC, bright lounge with bay window, open plan to a good size dining kitchen (which can also be accessed from the hall) with a range of sleek, cream wall and base units with co-ordinated worktops and tiled splashbacks, plus a door to the garden, and finally bedroom three.

Moving upstairs, there is storage on the landing, two further double bedrooms both with built in wardrobes and bedroom one having the added benefit of an en-suite shower room, and a bathroom with a shower over the bath. There is also a partially floored attic which is accessed via a Ramsay ladder.

The property further benefits from gas central heating and double glazing.



Extras

All fixtures and fittings are included in the sale along with the gas hob and double oven and microwave, fridge freezer, washing machine and integrated dishwasher.

Gardens & Parking

A neat front garden which is laid to lawn welcomes you to the property and to the rear is a delightful fully enclosed garden, with a lawn and a patio area offering a great space for outdoor dining in the warmer months and a safe place for children and pets to play. There is a detached garage with power and light, and a driveway provides off street parking. There is also an EV charging point.

Factoring

Charles White are responsible for the upkeep of the common garden areas and this is at a cost of approximately £12-£15 per month.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

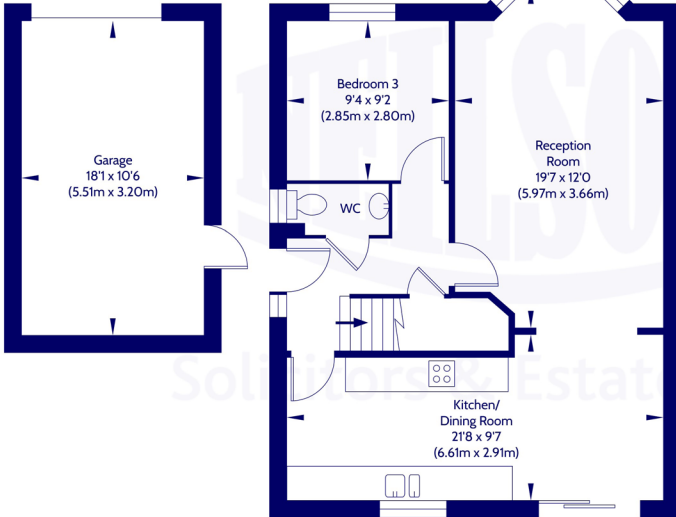
The popular village of Kirkliston lies west of Edinburgh's City Centre. The village has lots to offer and provides local amenities and facilities serving everyday needs including a Scotmid store, dentist and doctor surgery. There is also a library and a leisure centre together with the popular Conifox 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.



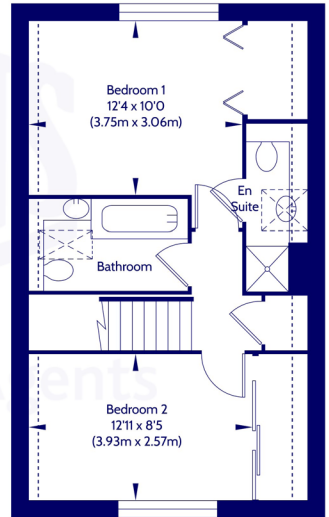


Approx. Gross Internal Floor Area 94.17 Sq M / 1013 Sq Ft.

Ground Floor



First Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
© 2024 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

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.



Solicitors & Estate Agents

Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills & Powers of Attorney
- Estate Planning
- Executries
- Powers of Attorney

For helpful, friendly, personal advice, get in touch.

✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office
138 St John's Road
Edinburgh

Property Department
142 St John's Road
Edinburgh

City Centre
2a Picardy Place
Edinburgh

South Queensferry
37 High Street
South Queensferry

Bonnyrigg
72 High Street
Bonnyrigg

