










Offers Over

**£249,500**

## 50 Allan Park

Kirkliston | EH29 9BP

Neilsons are delighted to offer to market this lovely three bedroom semi detached villa quietly positioned within the popular village of Kirkliston. Ideal for couples and growing families, the property is positioned close to reputable schooling and excellent local amenities. Viewing suggested.

-  3 beds
-  2 public
-  1 bathroom
-  Private gardens
-  Driveway
-  EPC Band - D
-  Council Tax Band - D

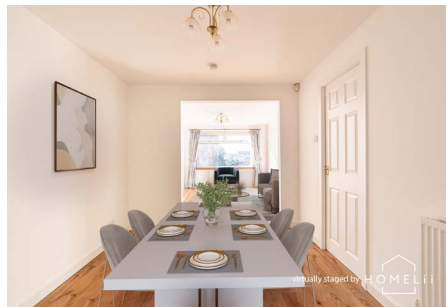


## Description

Internally, the property is presented in move-in condition while briefly comprising of; welcoming entrance hallway, bright and spacious lounge with an electric fireplace and understairs storage cupboard, dining room French doors leading to the garden, fully-fitted kitchen with integrated gas hob and oven, tiling in splash areas whilst being styled with white units and a contrasting dark worktop, landing with access to the floored attic, generous first double bedroom with a useful storage cupboard and views of The Pentland Hills, second sizeable double bedroom with space for freestanding furniture and a peaceful rear outlook, third single bedroom with an over-stairs cupboard and flexibility for usage as a home office/study, and a fully-tiled bathroom suite with an over-bath shower.

Further benefits include gas central heating and double glazing throughout.

*This property has been subject to virtual staging to show the effect of a makeover on the property. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.*



## Extras

Selected fixtures and fittings, including integrated gas hob and oven, 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 private garden laid to lawn with a flowerbed border. The spit-level private rear garden is large in size with a well-kept lawn and separate patio spaces allowing for garden furniture. For the car owner, the driveway provides off-street parking for two cars whilst there is ample on-street free parking to accommodate visitors.

## Viewing

By appointment through Neilsons 0131 625 2222.





## Location

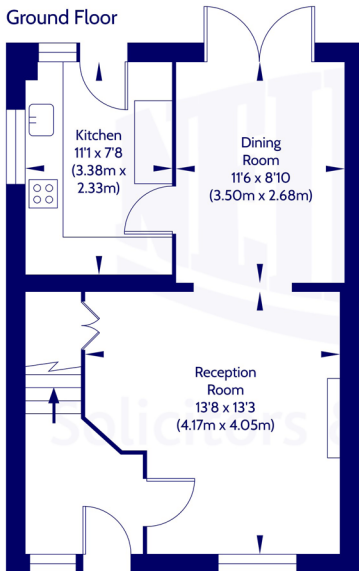
The popular town of Kirkliston lies west of Edinburgh's City Centre. The village has lots to offer and provides local amenities and facilities serving everyday needs including a Scotmid store, post office, dentist and doctor surgery. There is also a leisure centre together with the popular Conifox garden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



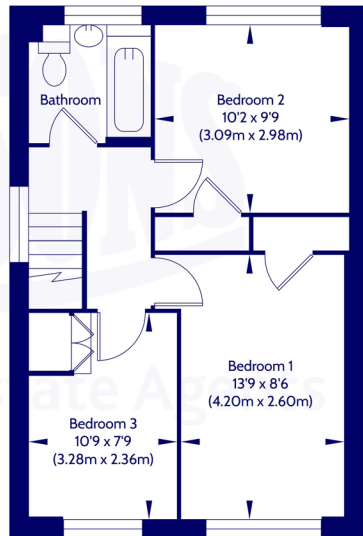


Approx. Gross Internal Floor Area 78.75 Sq M / 847 Sq Ft.

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](mailto:mail@neilsons.co.uk)

☎ 0131 625 2222

💻 [www.neilsons.co.uk](http://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

