










Offers Over

£155,000

12 Almondside

Kirkliston | EH29 9BD

Situated in the popular village of Kirkliston is this well presented main door upper villa. Offering well proportioned accommodation along with a private rear garden and driveway, the property is situated close to local amenities and transport links and will particularly appeal to first time buyers, professionals, and buy to let investors.

-  2 bedrooms
-  1 public room
-  1 bathroom
-  Private rear garden
-  Driveway
-  EPC rating – C
-  Council tax band - B



Description

In move in condition, the property is accessed via a private main door with carpeted stairs leading to the first floor where there is a naturally lit landing. The accommodation briefly comprises of bright and airy lounge/dining room with a shelved recess and storage underneath, a modern fitted kitchen with a range of sleek grey wall and base units with co-ordinated worktops and subway style splashback tiling, two double bedrooms both of which have built in wardrobes, and a stylish bathroom with a three piece white suite, overhead rainfall shower and heated towel rail. Finally, there is a partially floored attic with power 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 electric oven, integrated microwave and fridge freezer, and washing machine.

Gardens & Parking

There is an area of private garden to the rear along with a communal drying green. A driveway provides off street parking and on street parking is also available.

Viewing

By appointment through Neilsons (0131 625 2222).



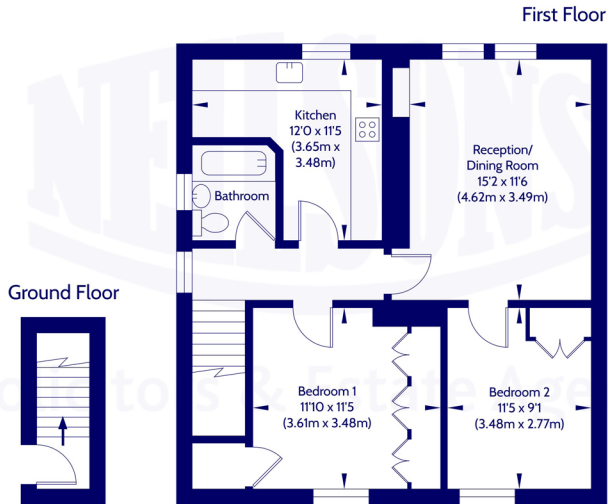


Location

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 63.28 Sq M / 681 Sq Ft.



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

