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Offers Over

£350,000

28 Todshaugh Gardens

Kirkliston | Edinburgh | EH29 9GE

This delightful detached house is in the popular village of Kirkliston, to the Northwest of Edinburgh and within easy reach of superb amenities, transport links and schools. Offering bright and attractively presented accommodation in move in condition, early viewing is highly recommended.

-  4 Bedrooms
-  1 Reception room
-  2 Bathrooms & WC
-  Private gardens
-  Garage & Driveway
-  EPC rating – C
-  Council tax band - F



Description

The front door opens to a welcoming hallway with door to the reception/dining room and stairs to the first floor. The spacious reception has a window to the front of the property and large under-stair storage cupboard. A door through to the kitchen creates a sociable connection between the two spaces, ideal for both family life and entertaining. The superb kitchen/dining room overlooks the garden to the rear with box bay feature window and French doors. The kitchen area is fitted with a superb range of modern wall and base units with integrated appliances including double oven, 5-burner hob and cooker hood, dishwasher and fridge freezer. There is a door to the utility room which is fitted with units to match the kitchen and has plumbing for a washing machine and doors to the garden and through to the ground floor cloakroom/WC. The galleried first floor landing has a large built-in storage cupboard, additional cupboard housing the hot water tank and hatch to the insulated loft space which has been partially floored for storage. The principal bedroom enjoys an open aspect to the rear and has built-in wardrobes and an en-suite shower room. There are three further double bedrooms, two with built-in wardrobes and a family bathroom with white suite and over bath shower. Benefits on offer include gas central heating and full double glazing.



Extras

The integrated kitchen appliances, washing machine, light fittings, solid wood window shutters, curtains and window blinds, garden furniture and extending glass table and chairs in the kitchen are to be included in the sale. Other items of furniture are available to be included by separate negotiation.

Gardens, Garage and Driveway

The generous rear garden has been attractively landscaped with lawn, patio and pebble chipped areas, ideal for al fresco dining and BBQs during the warmer months, a secure gated side-return gives external access to the front of the property. The front garden has a lawn area bordered by a box hedge and a monoblocked driveway with off street parking for two cars. The integral single garage has up and over door, power light and a workbench and offers scope for conversion to further living accommodation subject to the usual consents.

Viewing

By appointment through Neilsons (0131 625 2222).





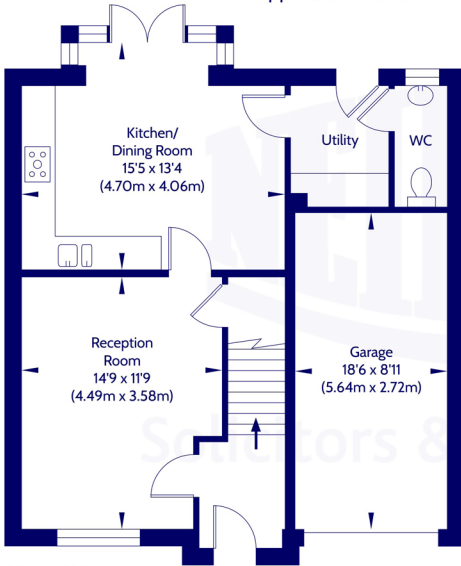
Location

The popular village of Kirkliston lies to the Northwest of the City of Edinburgh. The village has lots to offer and provides local amenities and facilities serving everyday needs including a Scotmid store, dental practice and doctor's 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.

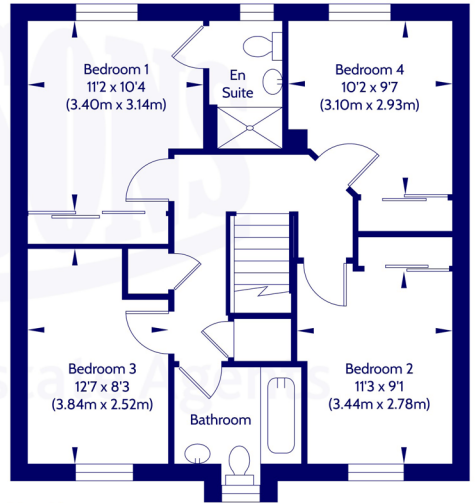




Approx. Gross Internal Floor Area 107.38 Sq M / 1156 Sq Ft.



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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- [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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