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Offers Over

£320,000

70 Todshaugh Gardens

Kirkliston | EH29 9GE

An immaculately presented detached family home, resting on a generous corner plot on an established modern development, located in the popular village of Kirkliston.

-  3 bedroom
-  2 public room
-  2 bathroom
-  Driveway and garage
-  Private front and rear gardens
-  EPC rating – C
-  Council tax band - E



Description

A perfect home for the growing family and in true move-in condition throughout, the property briefly comprises: entrance hallway with stair to the upper level, comfortable bay fronted reception room with high quality carpet to floor and a useful built-in storage cupboard, stylish dining kitchen fitted with an excellent assortment of contemporary base and wall mounted units, complete with coordinated worktops, integrated appliances and doors opening directly out to the rear garden, utility room leading in turn to a convenient downstairs WC/guest bathroom, upper hallway, generously proportioned dual facing principal bedroom with attractive en-suite shower room, second good sized double bedroom, single bedroom, and family bathroom with three piece white suite and tiled bath area with mains shower/splash screen.



Extras

All fitted carpets, integrated appliances, fixtures, curtain poles, blinds and light fittings will be included.

Gardens, Garage & Driveway

To the front of the house is a monobloc driveway, bordered by lawn, leading to a single garage and providing excellent off-street parking/overspill storage. To the rear of the house is a substantial, fully enclosed private garden which enjoys an open, west facing aspect and has been laid mainly to lawn with a paved seating area.

Viewing

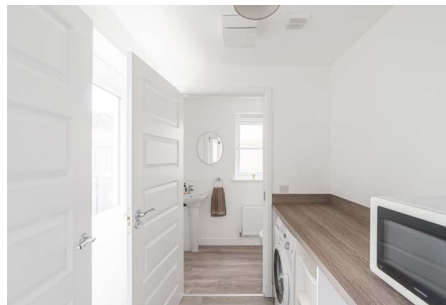
By appointment through Neilsons (0131 625 2222).





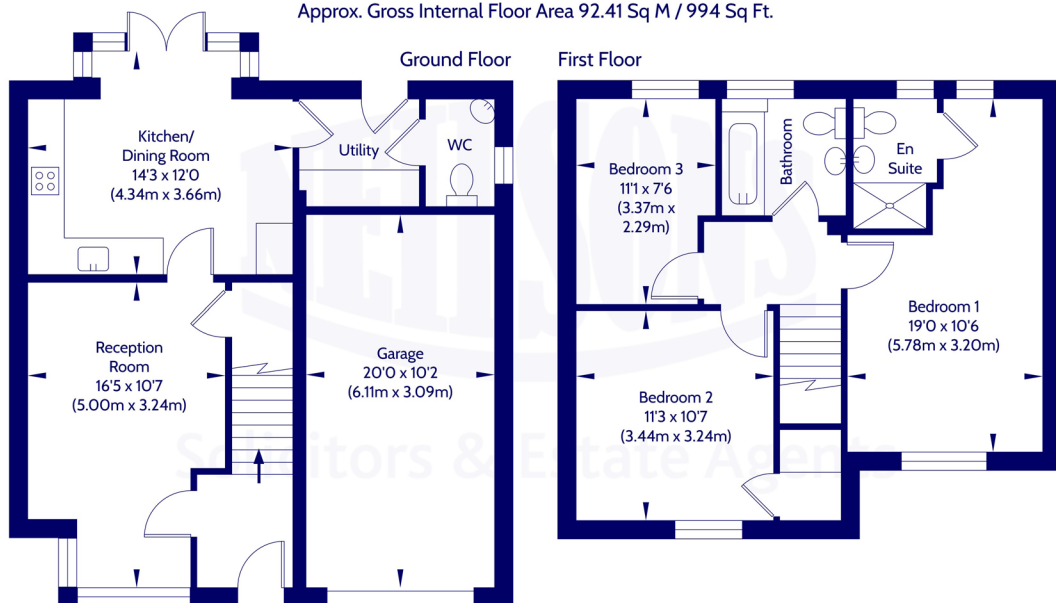
Location

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 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 92.41 Sq M / 994 Sq Ft.



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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