



Solicitors & Estate Agents










Offers Over

£400,000

2 Maude Park

Kirkliston | EH29 9FG

Neilsons are delighted to present to the market this immaculately presented detached villa, located in an established modern development in the popular village of Kirkliston. Within easy reach of local amenities and transport links, the property offers well proportioned accommodation with high quality finishings, and with the added benefit of a south facing garden, this would make a fantastic family home.

-  4 bedrooms
-  2 public rooms
-  3 bathrooms plus WC
-  South facing rear garden
-  Garage & driveway
-  EPC rating – B
-  Council tax band - F



Description

In true move in condition throughout, you enter a welcoming entrance hall with a tiled floor, understairs storage and a handy WC, and to your right glazed double doors lead into a bright and airy lounge which has a pleasant open outlook over the green. Moving to the rear, the tiled floor continues into a spacious kitchen/dining/ family room with a range of sleek white wall and base units with black granite worktops, and French doors to the garden, offering the perfect place for cooking, relaxing and entertaining. Off the kitchen is a useful utility room with a door to the side.

Moving upstairs there is an impressive principal bedroom which has a dressing area with built in wardrobes, and a stylish en-suite shower room with a white suite and double size cubicle with overhead rainfall shower. There are three further bedrooms, two of which have built in wardrobes and bedroom two also benefits from an en-suite shower room. Completing the accommodation on this level is a family bathroom with a white suite and shower over the bath. There is an attic which can be used for storage and the property also benefits from gas central heating, double glazing, solar panels with storage battery, an EV Charging point and a monitored alarm system.



Extras

Included in the sale will be the induction hob and electric oven, , integrated dishwasher, and garden shed. Some furnishings may be available by negotiation

Gardens and Parking

To the rear is a fully enclosed, south facing garden which is laid to lawn and bordered by shrubs and flowers, with a patio area, offering a great place to dine in the warmer months, and a safe space for children and pets to play, There is a garage with an up and over door, power and light and an EV charging battery. A large driveway provides off street parking and on street parking is also available.

Factoring

The communal grounds around the development are factored by James Gibb at a cost of approximately £120 per annum.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

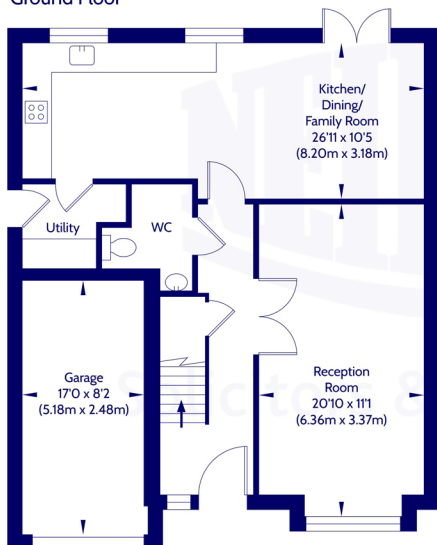
The popular village of Kirkliston lies west of Edinburgh's City Centre. The village has lots to offer and provides local amenities and facilities serving everyday needs including a Scotmid store, dentist and doctor surgery. There is also a library and a leisure centre together with the popular Conifox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



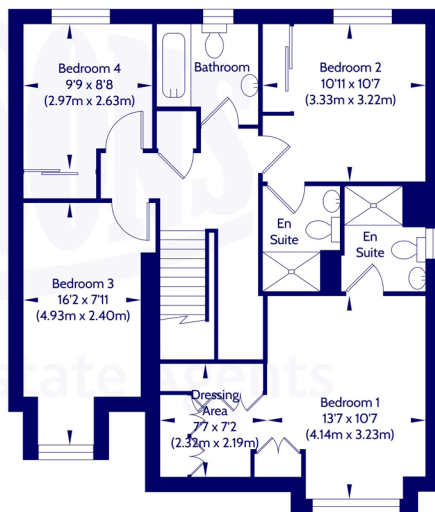


Approx. Gross Internal Floor Area 138.74 Sq M / 1493 Sq Ft.

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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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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