










Solicitors & Estate Agents



20 Almondside

Kirkliston | Edinburgh | EH29 9BD

Situated in the popular village of Kirkliston is this spacious main door upper villa. Offering well proportioned accommodation along with a private garden. 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
-  On Street Parking
-  Private Rear Gardens
-  EPC Rating – D
-  Council Tax Band - B



Description

Entering through the main door, you are welcomed by an internal staircase leading up to a bright and spacious hallway, setting the tone for this charming home. The front-facing reception room enjoys plenty of natural light through its dual windows and features a central gas fireplace, creating a warm and inviting atmosphere. Additionally, built-in shelved storage offers both convenience and functionality. The kitchen, while in need of some upgrading, provides a solid foundation with ample fitted wall and base units, along with generous space for free-standing appliances, offering great potential for customization. Both double bedrooms are well-proportioned and enjoy a peaceful, leafy outlook to the rear, providing a serene and relaxing environment. The bathroom is fitted with a classic white three-piece suite, catering to everyday needs. The property benefits from gas central heating.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens

Externally, the well-maintained private garden is a wonderful outdoor space, featuring a mature setting with lush greenery, lawn, and charming fruit trees, perfect for those who enjoy gardening or outdoor relaxation.

Viewing

Please contact Neilsons on 0131 625 2222.





Location

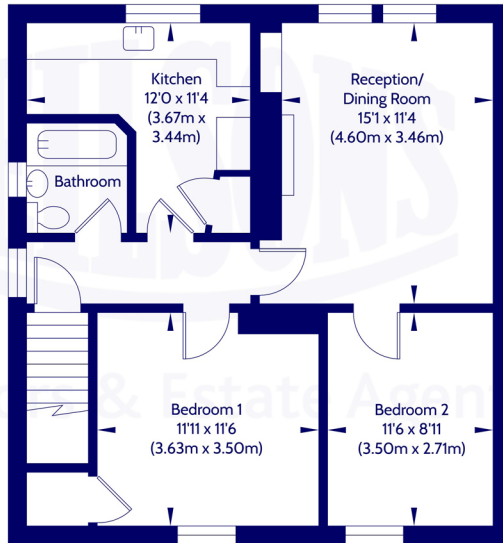
The popular village of Kirkliston lies west of Edinburgh's City Centre. The village has lots to offer and provides local amenities and facilities serving everyday needs including a Scotmid store, dentist and doctor surgery. There is also a library and a leisure centre together with the popular Conifox 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 at the end of the street and travel to Edinburgh and surrounding areas and there is a train station at nearby Dalmeny offering speedy access to Glasgow, Edinburgh and Fife.



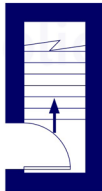


Approx. Gross Internal Floor Area 63.83 Sq M / 688 Sq Ft.

First Floor



Ground 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.



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