



Solicitors & Estate Agents










Offers Over
£540,000

18 Eilston Road

Kirkliston | EH29 9FJ

A fantastic opportunity has arisen to acquire this stunning detached villa, positioned within a prestigious and well-established development in the desirable village of Kirkliston. Built by Walker Homes, this home sits on a large plot and spans over 2,000 square feet of expansive and thoughtfully designed living space. With elegant interiors, generous proportions throughout, and a double garage, this is a home that effortlessly combines refined style with practicality—offering the perfect setting for family living.

-  5 bedrooms
-  2 public rooms
-  3 bathrooms plus WC
-  Front & rear gardens
-  Double garage & driveway
-  EPC rating – C
-  Council tax band – G



Description

Beautifully presented and ready to move straight into, this home opens with a large and welcoming entrance hall, complete with built-in storage and a convenient WC. To the left, the bright and inviting lounge offers a calm retreat, featuring a stylish electric fire and understairs storage. At the heart of the home lies the standout dining kitchen and family room spanning the entire width of downstairs. Designed for modern family living with fitted units, coordinated worktops, and tiled splashbacks, the space flows seamlessly into the family room where double doors open to the large rear garden. Whether you're hosting friends, enjoying family time, or simply unwinding, this is a space made for connection and comfort. A separate utility room adds to the practicality, with room for laundry appliances and direct access to the garden—keeping the everyday effortlessly organised.

Moving upstairs you reach a naturally lit landing with a deep storage cupboard, and the large principal bedroom which has the benefit of a walk in wardrobe and en-suite shower room. There are four further good size double bedrooms all with built in wardrobes, with bedrooms two and three also benefitting from a Jack and Jill en-suite shower room. Completing the accommodation is the modern family bathroom with four piece white suite including a bath and separate shower cubicle. The property also benefits from gas central heating, double glazing, and an alarm system.



Extras

Included in the sale will be the 5 ring gas hob and double oven, and integrated fridge/freezer and dishwasher.

Gardens and Parking

A neat front garden welcomes you to the property and there is a fully enclosed, extensive rear garden which is laid to lawn with a large patio area, offering a great place to dine in the warmer months, and a safe space for children and pets to play, For those who want even more, the property is just moments away from the privately managed and maintained parkland space with a safe and enclosed play area for smaller children. There is a double garage with an up and over door, power and light and a driveway provides off street parking for more than one car, with on street parking also available.

Factoring

The communal grounds around the development are factored by Scottish Woodland and Speirs Gumley at a cost of approximately £40 and £45 per quarter respectively.

Viewing

By appointment through Neilsons (0131 625 2222).





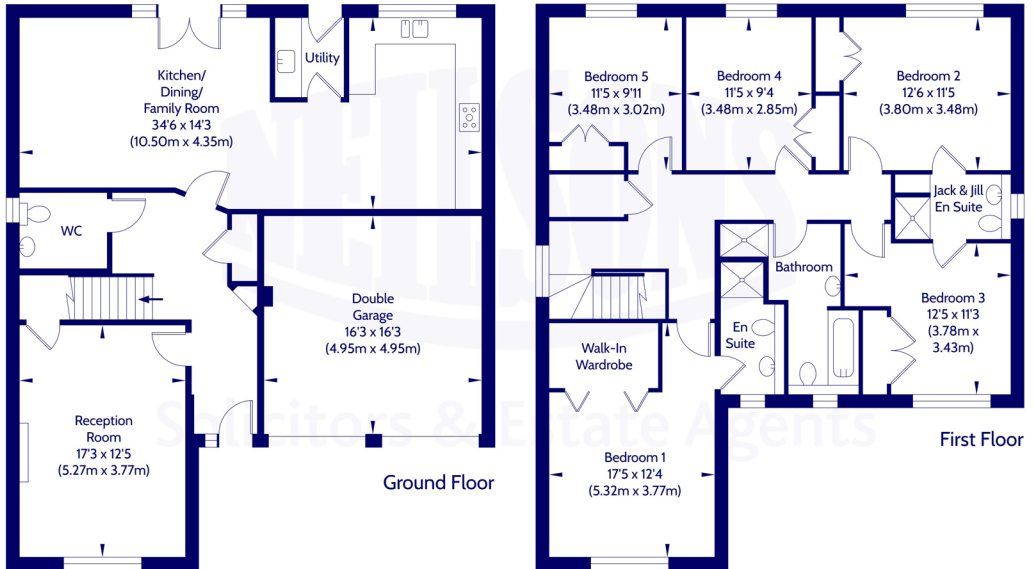
Location

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 188.99 Sq M / 2034 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.



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