



Solicitors & Estate Agents










Offers Over

£375,000

1 Kirklands Park Crescent

Kirkliston | EH29 9EP

This delightful, light-filled detached house occupies a generous corner plot with private gardens, driveway and double garage, quietly positioned within an established modern development in the popular residential district of Kirkliston close to many amenities, transport links and schooling.

-  5 Bedrooms
-  1 Public rooms
-  2 Bathroom
-  Private Gardens
-  Driveway & Double Garage
-  EPC Rating – C
-  Council Tax Band - F



Description

The property is offered to the market in excellent condition throughout, with well-maintained accommodation arranged over two floors. Enjoying good natural light and enjoying a modern interior, the accommodation comprises; entrance vestibule leading into a welcoming hallway with cloakroom. There is a bright dual aspect reception/dining room with French doors leading to the rear garden. The kitchen also provides access to the garden and is fitted with ample wall and base units with built-in hob/oven and hood with integrated fridge freezer and additional large storage cupboard. A fifth single bedroom / study completes the ground floor. Upstairs, the principal bedroom features mirrored fitted wardrobes, further overhead storage and an ensuite shower room. A further three double bedrooms, two with fitted storage, are served by a family bathroom with three piece suite with shower over the bath. Further benefits include gas central heating, double glazing, and useful storage provisions including an airing cupboard and attic.



This property has been subject to virtual staging to show the effect of makeover on the property. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.

Extras

All the fitted floor coverings, light fittings and blinds shall be included in the sale together with the built-in gas hob, oven and hood and integrated fridge freezer. The freestanding washing machine and dishwasher will also be included in the sale.

Gardens, driveway and double garage

Externally, the home is set within sizeable landscaped gardens, with a front garden and double driveway leading to a double garage with power, a side garden laid to lawn and shrubs, and a private rear garden with patio, expanse of lawn with established borders.

Factors

There is factor fee of approx. £20 per month payable to Charles White which covers the upkeep of communal areas, grass cutting etc.

Viewing

By appointment with Neilsons on 0131 625 2222.





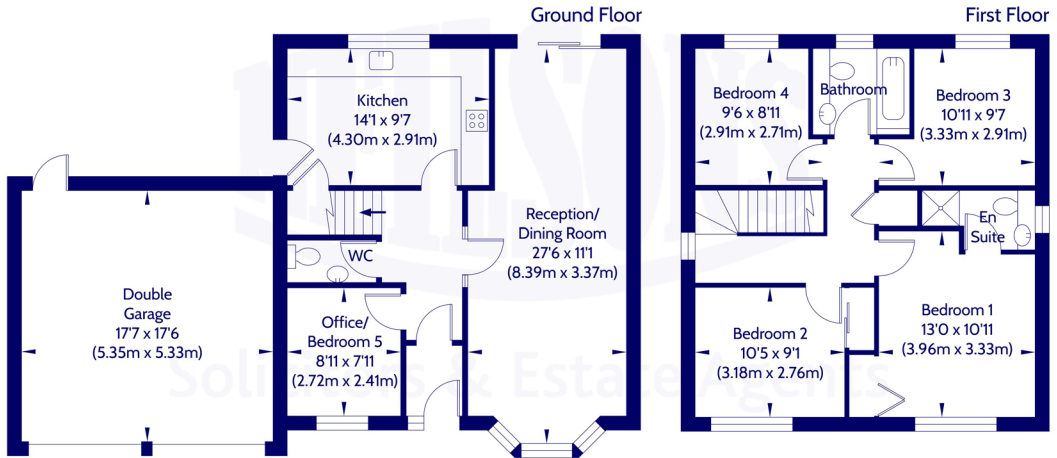
Location

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 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 143.86 Sq M / 1548 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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