



Solicitors & Estate Agents










Offers Over

£140,000

75 Maitland Hog Lane

Kirkliston | Edinburgh | EH29 9DU

An excellent opportunity has arisen to acquire this appealing terraced house, located in the ever-popular residential village of Kirkliston. Ideally positioned close to a range of local amenities and excellent transport links, the property is well-suited to first-time buyers, professionals, and families alike.

-  3 Bedrooms
-  1 Public Room
-  1 Bathroom
-  On Street Parking Bays
-  Private Gardens
-  EPC Rating – C
-  Council Tax Band - B



Description

The accommodation is entered via a welcoming hallway, which also provides access to a useful utility room offering additional storage and space for appliances. A bright reception area with room for both living and dining features modern décor and laminate flooring, creating a comfortable and versatile setting. The kitchen is fitted with wooden wall and base units, complemented by tiled splash areas, and comes complete with an integrated hob and oven.

Upstairs, the spacious principal bedroom benefits from built-in wardrobes and fitted carpet, while a second double bedroom enjoys a pleasant leafy outlook. A further large single bedroom with an open aspect provides additional flexibility, whether as a child's room, home office, or guest accommodation. The modern bathroom is fitted with a contemporary white two-piece suite, a walk-in cubicle with thermostatic shower, chrome heated towel rail, and full acrylic wet wall panelling.



Extras

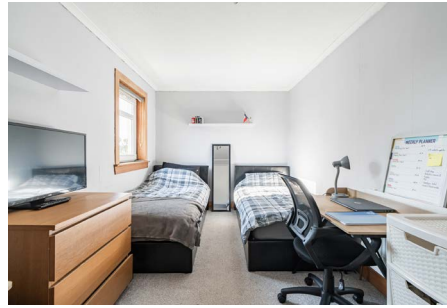
The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens & Parking

Externally, the garden has been designed for low maintenance, featuring slabbed areas, a raised deck to the far end, and a large timber shed for storage. Residents' and visitors' parking bays are conveniently situated throughout the development.

Viewing

Please contact Neilsons on 0131 625 2222.





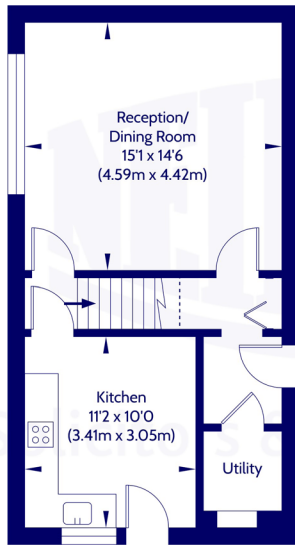
Location

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, 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 as well as being in close proximity to Craigie's Farm Shop and soft play. 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.

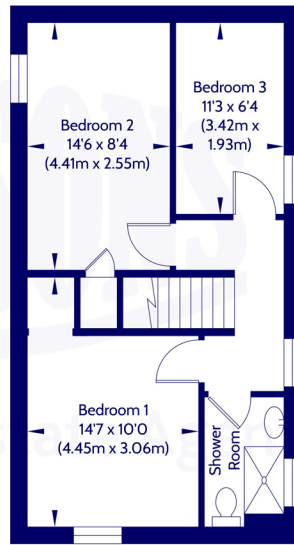




Approx. Gross Internal Floor Area 82 Sq M / 888 Sq Ft.



Ground Floor



1st 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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