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Offers Over

£380,000

45 Kilmorey Place

Kirkliston | Edinburgh | EH29 9FZ

Impressive four-bedroom detached villa, pleasantly positioned within a quiet modern development in Kirkliston. Close to excellent day-to-day amenities, reputable schooling, and convenient commuting links, the property offers an ideal setting for the growing family seeking both space and comfort.

-  4 bedrooms
-  1 public room
-  2 bathrooms
-  Private gardens
-  Garage & driveway
-  EPC Band - C
-  Council Tax Band - F



Description

The welcoming entrance hallway sets the tone for the well-maintained interior. A bright and airy lounge sits to the front, featuring a large window allowing plenty of natural light and a useful under-stair cupboard with shelving. To the rear lies the stylish kitchen diner, complete with a range of integrated white goods, partial splash panelling, and under-unit lighting, with French doors leading directly to the garden – perfect for family meals and entertaining. A separate utility room provides space for a freestanding washer and further garden access, while a two-piece WC completes the ground floor. Upstairs, the landing benefits from a shelved linen cupboard and access to the attic. The principal bedroom is a generous double with integrated wardrobes and a fresh en-suite featuring a double shower cubicle and part-tiled finish. There are three further double bedrooms, all offering ample room for freestanding furniture. Two enjoy superb views towards the Pentlands, and one benefits from an additional built-in cupboard for storage. The main bathroom completes the accommodation, fitted with a separate bath and shower cubicle and finished in partial tiling for a contemporary look.



Further benefits include gas central heating and double glazing throughout.

Extras

Selected fixtures and fittings, including; integrated gas hob, oven, extractor hood, fridge-freezer, and dishwasher, freestanding washing machine, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

Gardens & Parking

Externally, the property features a private front garden with lawn and mature planting, while the rear garden is attractively landscaped with patios, established shrubs, and well-tended borders. A single garage (housing the boiler) and driveway for two cars provide convenient off-street parking.

Viewing

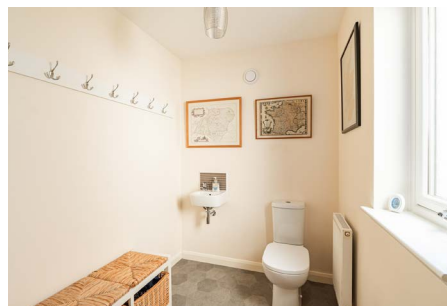
By appointment through Neilsons 0131 625 2222.





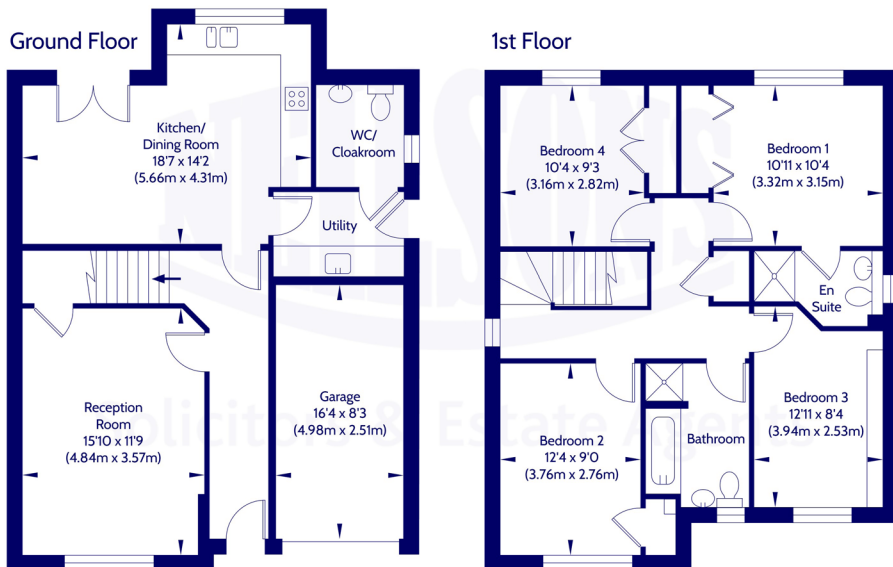
Location

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, 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. 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 123 Sq M / 1331 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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