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Offers Over

£300,000

24 Kirklands Park Crescent

Kirkliston | Edinburgh | EH29 9EP

This detached family house, set within a quiet and well-established residential area, offers private gardens, a driveway, and a garage, providing a comfortable and versatile home for families. Local amenities are conveniently close by, with excellent access to Edinburgh's main commuter links and beyond.

-  3 Bedrooms
-  2 Public Rooms
-  2 Bathrooms Plus WC
-  Garage and Driveway
-  Front and Rear Gardens
-  EPC Rating – C
-  Council Tax Band - E



Description

The property is entered via a welcoming hallway, which includes useful storage and a convenient WC. The dual-aspect reception room is bright and spacious, extending into a rear conservatory and offering ample space for both seating and dining furniture. The fitted kitchen is equipped with wooden wall and base units, integrated appliances including a fridge freezer, hob, and oven, creating a practical and well-appointed cooking area. The principal bedroom is a generous double to the front aspect, featuring built-in wardrobes and a modern en-suite shower room. Two further double bedrooms are located to the quiet rear of the property, overlooking the garden, and are fitted with mirror-fronted built-in wardrobes. The family bathroom is part-tiled and fitted with a three-piece suite and vanity storage, providing both style and functionality.

The development communal areas are upkeep by the factor Charles White at a cost of approx. £160 per annum.



Extras

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

Gardens, Garage & Driveway

Externally, the property benefits from a decorative lawn to the front, a driveway leading to the garage, and an enclosed rear garden with a patio area, lawn, and mature plants and shrubbery, offering a private and attractive outdoor space for relaxation and entertaining.

Viewing

Please contact Neilsons on 0131 625 2222.





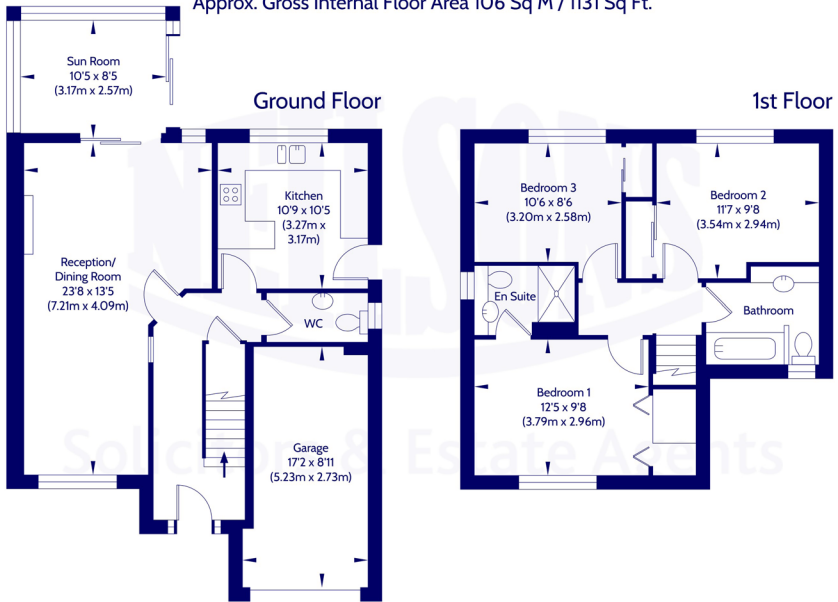
Location

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 106 Sq M / 1131 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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✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office

138-142 St John's Road
Edinburgh
EH12 8AY

Property Department

162 St John's Road
Edinburgh
EH12 8AZ

City Centre

2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry

37 High Street
South Queensferry
EH30 9HN

Bonnyrigg

72 High Street
Bonnyrigg
EH19 2AE

