



Solicitors & Estate Agents



Offers Over

£340,000

6 Stair Place

Kirkliston | Edinburgh | EH29 9GL

Neilsons are delighted to present this beautifully maintained detached villa, set within a popular modern development in the highly sought-after town of Kirkliston. Offering well-proportioned accommodation and presented in excellent decorative order throughout, this impressive family home enjoys a peaceful setting with a superb private rear garden, making it ideal for the growing family seeking space, comfort, and style.

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



Description

Upon entering the property, you are welcomed by a bright and spacious hallway with a carpeted staircase leading to the upper floor. To the front of the home lies a generously sized reception room, tastefully decorated and featuring high-quality, easy-care flooring, perfect for relaxing or entertaining. The dining kitchen forms the heart of the home, fitted with an excellent range of contemporary units complemented by contrasting worktops and integrated appliances. There is ample space for a family dining table and chairs, and double glass doors provide direct access to the rear garden, seamlessly blending indoor and outdoor living. A useful utility room sits conveniently off the kitchen, along with a downstairs WC, enhancing everyday practicality. Upstairs, the property offers three well-proportioned bedrooms. The principal bedroom, positioned to the back, benefits from built-in wardrobes and a stylish en-suite shower room. Two further double bedrooms also feature built-in storage, providing excellent space for family or guests. The accommodation is completed by a modern family bathroom, fitted with a white three-piece suite and a shower over the bath.



A payment to Scotland Woodland of £77 is payable for the upkeep of communal areas per quarter.

Extras

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

Gardens, Garage & Driveway

Externally, the home boasts a driveway providing off-street parking for two vehicles and leading to a internal garage, offering additional storage or parking space. The decorative front garden adds to the property's attractive kerb appeal, while the fully enclosed rear garden is particularly noteworthy, featuring a large, well-maintained lawn and colourful decorative borders, providing a safe and private outdoor haven for children to play or for summer entertaining.

Viewing

Please contact Neilsons on 0131 625 2222.





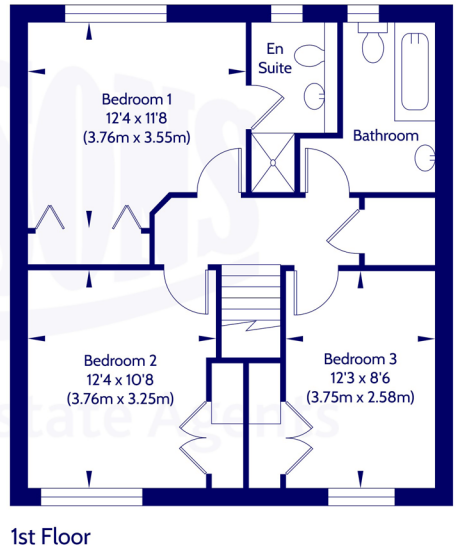
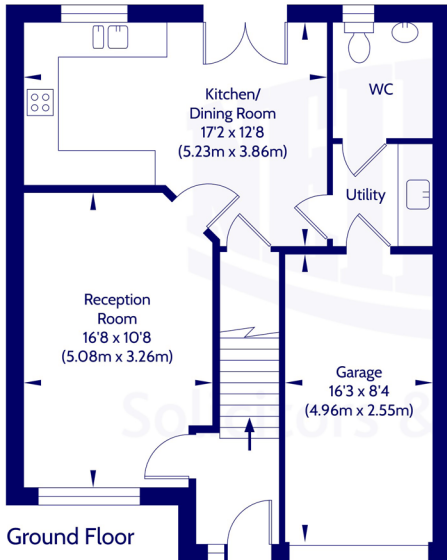
Location

The popular town 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 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 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 104 Sq M / 1120 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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