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Offers Over

£200,000

29 Almondhill Road

Kirkliston | Edinburgh | EH29 9BN

A superb opportunity has arisen to acquire this spacious and rarely available two bedroom semi-detached house well-positioned within a quiet residential pocket of Kirkliston. Boasting front and rear gardens while being situated close to a host of excellent amenities and transport links, this property will undoubtedly appeal to first-time buyers, couples and professionals.

-  2 Bedrooms
-  3 Public Rooms
-  1 Bathroom Plus WC
-  Driveway
-  Front and Rear Gardens
-  EPC Rating – D
-  Council Tax Band – D



Description

Welcoming vestibule leading to a semi open plan dining area with an inner hallway opening to a generous reception room with full height glass sliding doors allowing for direct access to the private garden, fully fitted kitchen offering fitted wall and base units and tiling to splash areas. The ground floor in complete with a convenient downstairs WC and utility room. The upper levels boasts two well proportioned bedrooms both offering mirror fronted built in wardrobes and a the shower room has a crisp white two piece suite, built in vanity storage and a glass walk in cubicle housing a Mira electric shower.



Extras

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

Gardens & Driveway

To the front of the property is a decorative garden and driveway for private off street parking. To the rear is a pretty private garden space with a patio, ideal for outside entertaining along with a lawn bordered with a raised decorative flower bed.

Viewing

Please contact Neilsons on 0131 625 2222.





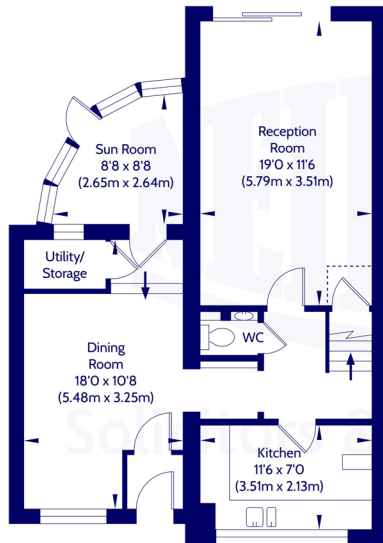
Location

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 100 Sq M / 1075 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.



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