



Solicitors & Estate Agents










Offers Over

**£265,000**

## 9 Foxhall Gait

Kirkliston | EH29 9GT

A fantastic opportunity has arisen to purchase this impressive, truly stunning three bed terraced villa, forming part of a modern development, situated in the popular village of Kirkliston. Close to local amenities, transport links and green spaces, this property offers well proportioned accommodation alongside stylish interiors and would undoubtedly appeal to professionals as well as families.

-  3 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Residential Parking
-  Front and Rear Gardens
-  EPC Rating – C
-  Council Tax Band - E



## Description

The accommodation in brief comprises; welcoming entrance hallway with WC, spacious and bright reception/dining room with useful storage cupboard and French doors accessing rear garden, open plan modern fitted kitchen with integrated appliances, two well proportioned double bedrooms with mirrored fitted wardrobes, third bedroom single and bathroom with three-piece suite and shower over bath. Further benefits include gas central heating, solar panels and double glazing.



## Extras

All fitted floor coverings will be included in the sale together with the integrated appliances in the kitchen.

## Gardens & Parking

A neat front garden with lawn welcomes you to the property, and to the rear is a fully enclosed, easy maintenance, landscaped garden mainly laid to lawn and patio, offering an ideal place for dining in the warmer months. For the car user there is ample residents parking within the development.

## Communal Grounds

The communal grounds around the development are maintained by SG Property Management at a cost of approximately £20 per quarter.

## 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, dentist and doctor surgery. There is also a library and a leisure centre together with the popular Conifox Adventure Park, Italian Bistro and local pub.

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. There is also a library and a leisure centre together with the popular Conifox Adventure Park, Italian Bistro and local pub.

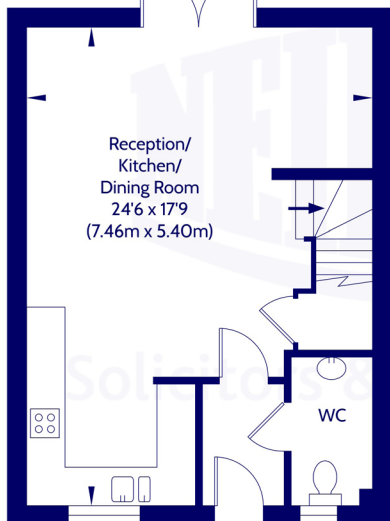




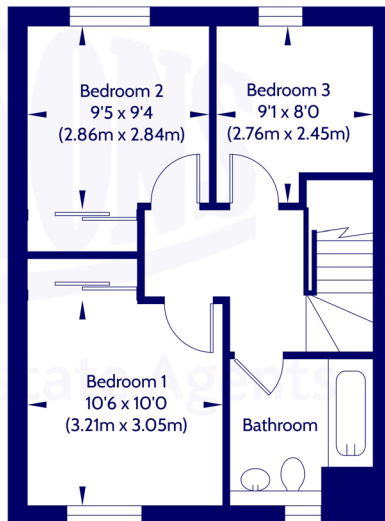


Approx. Gross Internal Floor Area 80 Sq M / 869 Sq Ft.

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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