










Offers Over  
**£170,000**

## 24 Almondside

Kirkliston | Edinburgh | EH29 9BD

Rarely available main door upper villa in move in condition, the property is ideally suited to professionals, families or investors. Within walking distance to local amenities and public transport links while also allowing easy access to the main commuter links for Edinburgh and beyond, Early viewing is advised to appreciate the space on offer.

-  4 Bedrooms
-  1 Public Room
-  1 Bathroom
-  On Street Parking
-  Front and Rear Gardens
-  EPC Rating – C
-  Council Tax Band - B



## Description

This main door flat features an internal staircase and welcomes you into a reception room adorned with an exposed brick feature wall, complete with a fireplace, an Edinburgh Press cupboard, and carpet flooring throughout. The kitchen is equipped with fitted wood wall and base units, complemented by white tiling to splash areas and tiled flooring. At the rear are two double bedrooms enjoying a pleasant and peaceful aspect overlooking the rear garden with views towards the Pentland Hills. Towards the front aspect, two further well-proportioned double bedrooms await, one of which offers ample built-in storage. The bathroom boasts a fully tiled, modern white three-piece suite, vanity storage, and a dual thermostatic shower over the bath.



## Extras

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

## Gardens and Parking

The property benefits from extensive gardens to the rear with an expansive lawn bordered with mature trees for additional privacy. Furthermore, there is a shared drying green. Ample unrestricted on street parking is available.

## Viewing

Please contact Neilsons on 0131 625 2222.







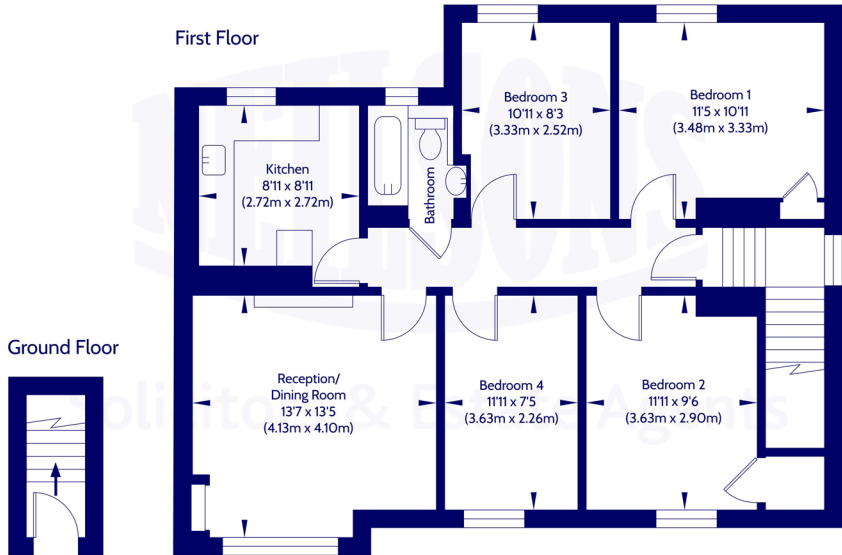
## Location

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. 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 Dalmeny.





Approx. Gross Internal Floor Area 83.76 Sq M / 901 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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