



Solicitors & Estate Agents










Offers Over

£200,000

19 Dudgeon Place

Kirkliston | Edinburgh | EH29 9BL

This impressive semi-detached villa enjoys a peaceful setting within a well-established cul-de-sac, offering both privacy and convenience. Enhanced by gardens, a generous driveway, and carport, the property presents an exceptional opportunity for buyers seeking a home in true walk-in condition.

-  2 Bedrooms
-  2 Public Rooms
-  1 Bathroom
-  Carport and Driveway
-  Front and Rear Gardens
-  EPC Rating – C
-  Council Tax Band - D



Description

Upon entering, a welcoming reception hallway sets the tone for the quality and presentation found throughout. The bright and spacious lounge/dining room is flooded with natural light from full-length windows, while elegant French doors lead seamlessly into a delightful conservatory. This versatile additional living space is ideal for both everyday relaxation and entertaining, providing direct access to the meticulously maintained rear garden. The kitchen is both stylish and functional, featuring contemporary wall and base units complemented by coordinating work surfaces and matching splashbacks, creating a sleek and modern finish well-suited to modern living. The accommodation is completed by two well-proportioned, tastefully presented bedrooms and a modern family bathroom finished to a high standard. Further features of the home include gas central heating with new boiler installed in 2024, double glazing throughout (windows replaced 2022), excellent built-in storage solutions, and a loft access hatch providing additional storage potential.



Extras

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

Gardens, Carport & Driveway

Externally, the property continues to impress. To the front, a private garden with turfed lawn and long monoblock driveway provide ample off-street parking and lead to the carport. The fully enclosed rear garden is a true standout feature, thoughtfully designed for low maintenance and maximum enjoyment. It includes raised flower beds, 2 separate lawn areas, one turfed and one artificial, a generous paved area, perfect for outdoor dining, entertaining, and enjoying the summer months in a peaceful setting

Viewing

Please contact Neilsons on 0131 625 2222.





Location

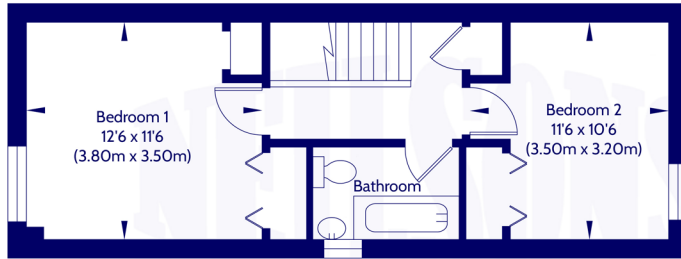
The popular village of Kirkliston lies west of Edinburgh's City Centre. The village has lots to offer and provides local amenities and facilities serving everyday needs including a Scotmid store, dentist and doctor surgery. There is also a library and a leisure centre together with the popular Conifox 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 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.



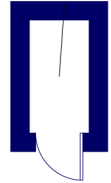


Approx. Gross Internal Floor Area 80 Sq M / 863 Sq Ft.

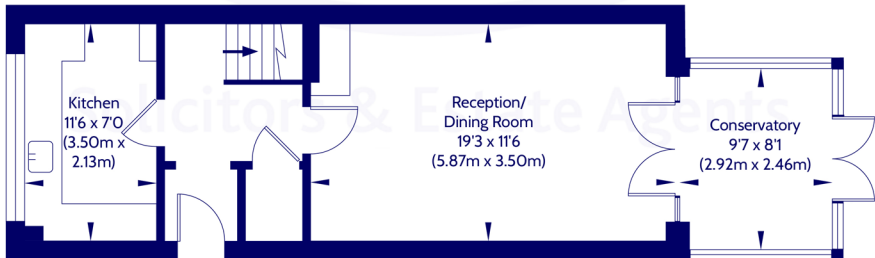
1st Floor



External
Storage
6'0 x 3'2
(1.82m x 0.96m)



Ground Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
© 2026 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

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.



Solicitors & Estate Agents

Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills
- Powers of Attorney
- Executries

For helpful, friendly, personal advice, get in touch.

✉ 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

