



**63 Dundas Place, Kirkliston, EH29 9BJ | Fixed Price £280,000**

An amazing location with fantastic space inside and out - a superb home for a growing family.



Nestled within the charming village of Kirkliston, 63 Dundas Place offers a serene retreat for families seeking a blend of comfort and convenience. This semi-detached abode, positioned on a generous corner plot at the tail end of a peaceful cul-de-sac, provides an idyllic setting for family life, amidst the backdrop of the picturesque Pentland Hills.

A welcoming facade greets you, leading into an impressive hallway accentuated by a chic glass and wooden banister. This central thoroughfare grants access to the home's main living spaces, including a bright lounge awash with natural light streaming through the large front window. The adjacent stylish kitchen/diner boasts high gloss light grey units complemented by a marble effect worktop and splashback, featuring an array of integrated appliances and spotlit ambiance. Patio doors open onto the garden, providing a perfect nexus for indoor-outdoor dining and entertainment. The kitchen/diner enjoys ample space for a family sized dining table and chairs for enjoying mealtimes. The ground floor also benefits from a handy store cupboard for all your household essentials and a conveniently located cloakroom with white w.c and sink.



The upper-level accommodation within this charming property comprises three well-proportioned, carpeted bedrooms, each offering cosy repose and ample storage solutions. The master bedroom, in particular, indulges in sweeping views of the rolling hills, with space for a sumptuous super king bed and additional furnishings. Bedroom two is another generous double again with built-in storage. Bedroom 3 is located to the front and also benefits from a built-in store. Completing the upper level, a modern family bathroom stands resplendent with a contemporary 3-piece suite, rainforest shower, chic wet wall panelling, and a heated stainless steel towel rail, all under the glow of tasteful spotlights.

Externally, the fully enclosed rear south facing, sunny garden is a sanctuary for both children and pets, featuring a harmonious blend of lawn, chippings, and decking, bordered by sturdy timber fencing. A vast double driveway and carport offer ample parking, while the convenience of an outside workshop/utility store ensures practicality meets polish.

Equipped with gas heating featuring a hive controller and double glazing throughout, this property is not only beautifully presented but energy efficient. 63 Dundas Place is a rare jewel in the crown of Kirkliston, an amazing family home awaiting its next chapter with a new family.





**Sizes:**

**Entrance Hallway (inc stairs) 17' 1" x 6' 3" (5.20m x 1.90m)**

**Lounge 13' 6" x 12' 1" (4.11m x 3.68m)**

**Kitchen/Diner 18' 6" x 11' 6" (5.63m x 3.50m)**

**Cloakroom 4' 9" x 3' 2" (1.45m x 0.96m)**

**Bedroom 1 11' 9" x 11' 3" (3.58m x 3.43m)**

**Bedroom 2 11' 5" x 8' 8" (3.48m x 2.64m)**

**Bedroom 3 9' 5" x 8' 2" (2.87m x 2.49m)**

**Bathroom 6' 2" x 5' 4" (1.88m x 1.62m)**

**Location:**

The highly popular, historical village of Kirkliston lies approximately only a short 11 miles from Edinburgh's city centre. The village is well placed for the commuter, offering easy access to the city bypass and the central motorway network is readily accessible for commuters, providing quick links to Edinburgh International Airport and the Queensferry Crossing. There are good bus services to Edinburgh and surrounding towns. Kirkliston has a number of shops for day-to-day requirements with additional shops and amenities to be found in nearby South Queensferry, Broxburn, Livingston and at the Gyle Centre in Edinburgh. The local nursery and primary school and recreational facilities are within easy reach. Kirkliston is a fantastic place to call home and is a perfect spot for raising a growing family.

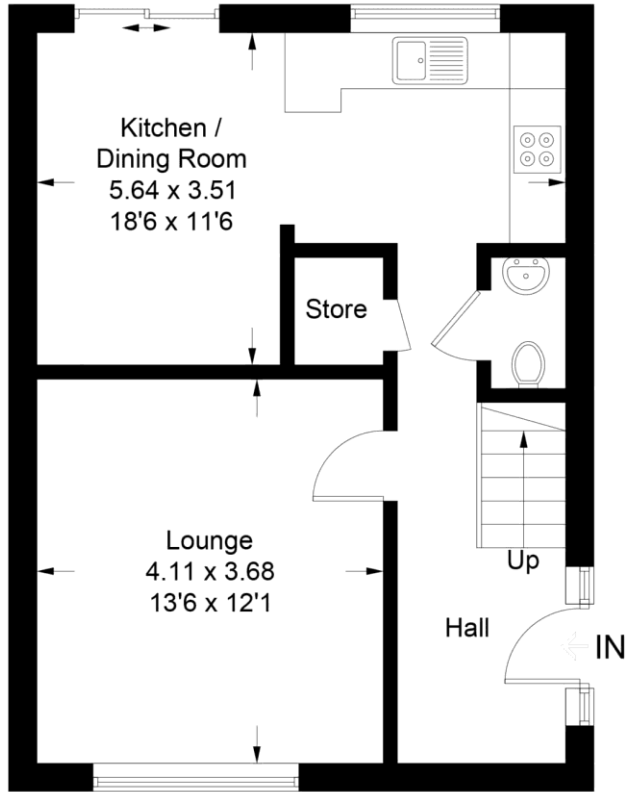
**Extras:**

All floor coverings, integrated oven, hob, hood, microwave, dishwasher, washing machine, fridge/freezer and bin store to front.

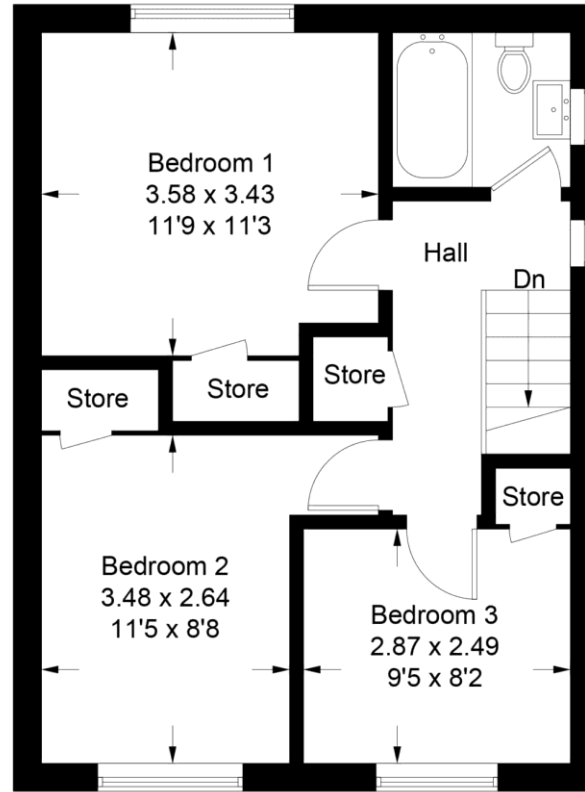


# 63 Dundas Place, Kirkliston

Approximate Gross Internal Area = 88.5 sq m / 953 sq ft



Ground Floor



First Floor



### All Enquiries

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