



Immaculate

Three bedroom, semi-detached house

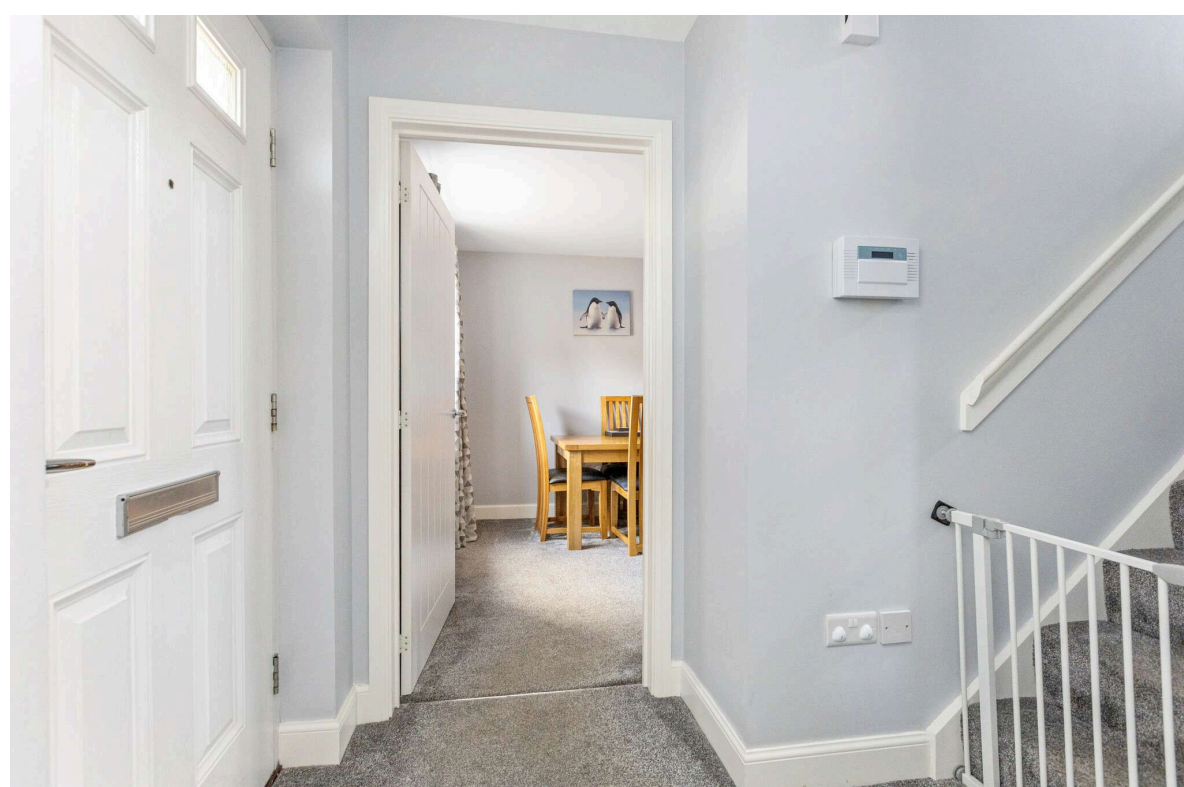


This immaculate three-bedroom, semi-detached house sits on a quiet non-through road in the picturesque village of Kirkliston, which is situated to the west of Edinburgh, with easy access into the city. The property is beautifully presented and is in walk in condition. There is an entrance hallway, a lovely light filled living room with windows to the front and patio doors leading to the rear garden. The kitchen has a good range of modern white fitted units, appliances and leads into an attractive dining room, with a cupboard and plenty of space for a table and chairs. There is also a utility room with fitted units, appliances and has direct access to the garden, and a cloakroom with toilet and wash hand basin. On the upper floor there is a spacious master bedroom with built in wardrobes and an en-suite shower room, a second double bedroom also with built in wardrobes, a single bedroom and a smart family bathroom with feature tiling. On the landing there is also access to a partially floored attic and two cupboards. To the front of the property there is a driveway for two cars and to the rear there is a well-kept enclosed garden with a lawn, patio and a generous shed.

Key Features

- Hall
- Living room
- Kitchen
- Dining room
- Utility room
- Cloakroom with w.c.
- Master bedroom with en-suite
- Two further bedrooms
- Family bathroom
- Gas central heating
- Double glazing
- Garden
- Driveway

The communal grounds in the development are maintained by Speirs Gumley - approx. £23 per month



Kirkliston

The sought after village of Kirkliston offers an ideal location approx. 10 miles West of Edinburgh and close to the major road networks and City bypass, making it a very popular location for commuters. Excellent local amenities can be found on the traditional high street, including a post office, library and local co-op. A large Tesco is situated within a 10min drive away in nearby South Queensferry which offers alternative shopping and a great selection of cafes, bars and restaurants. For leisure enthusiasts there is a leisure centre with gym and sports hall and the nearby Dundas Castle and Estate have a fabulous golf course. Kirkliston has its own primary school with a secondary school set in the neighbouring South Queensferry. Regular bus services take you into Edinburgh and surrounding areas and there is a train station at nearby Dalmeny. Edinburgh international airport is also easily accessible.



Extras

All fitted floor coverings, blinds, light fittings, oven, hob, fridge freezer, washing machine, tumble dryer, dishwasher and shed are included in the sale (no warranties given) The curtains and curtain poles are not included in the sale.

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

E

Home Report Valuation

£290,000

EPC Rating

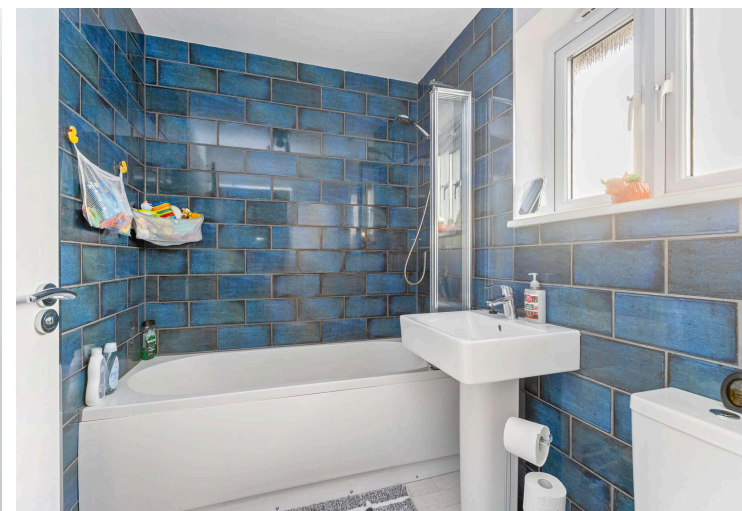
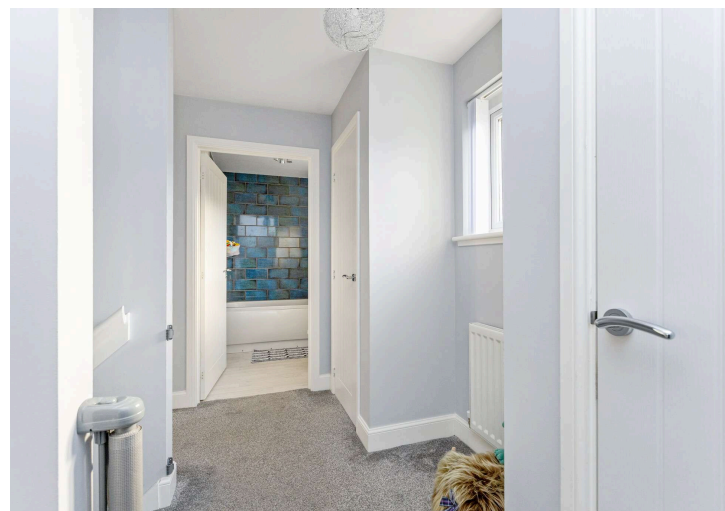
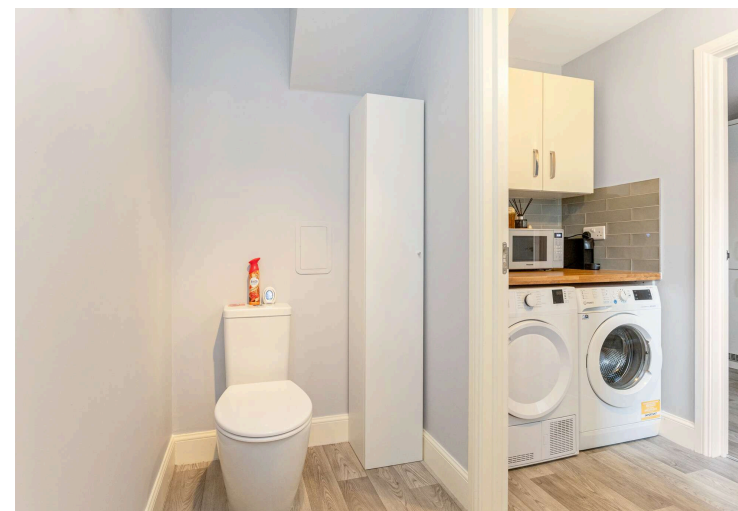
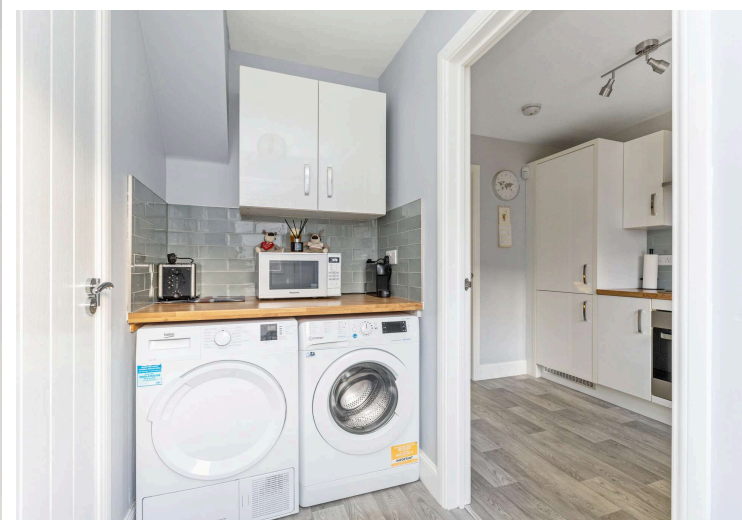
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Tenure

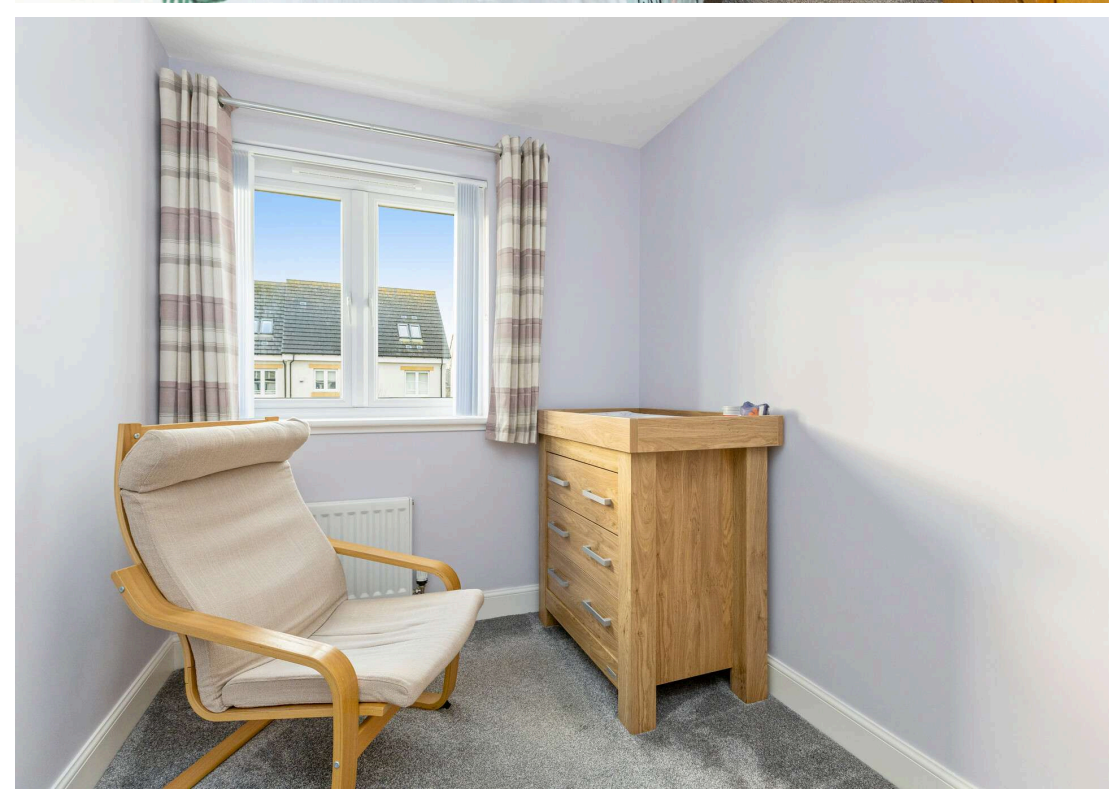
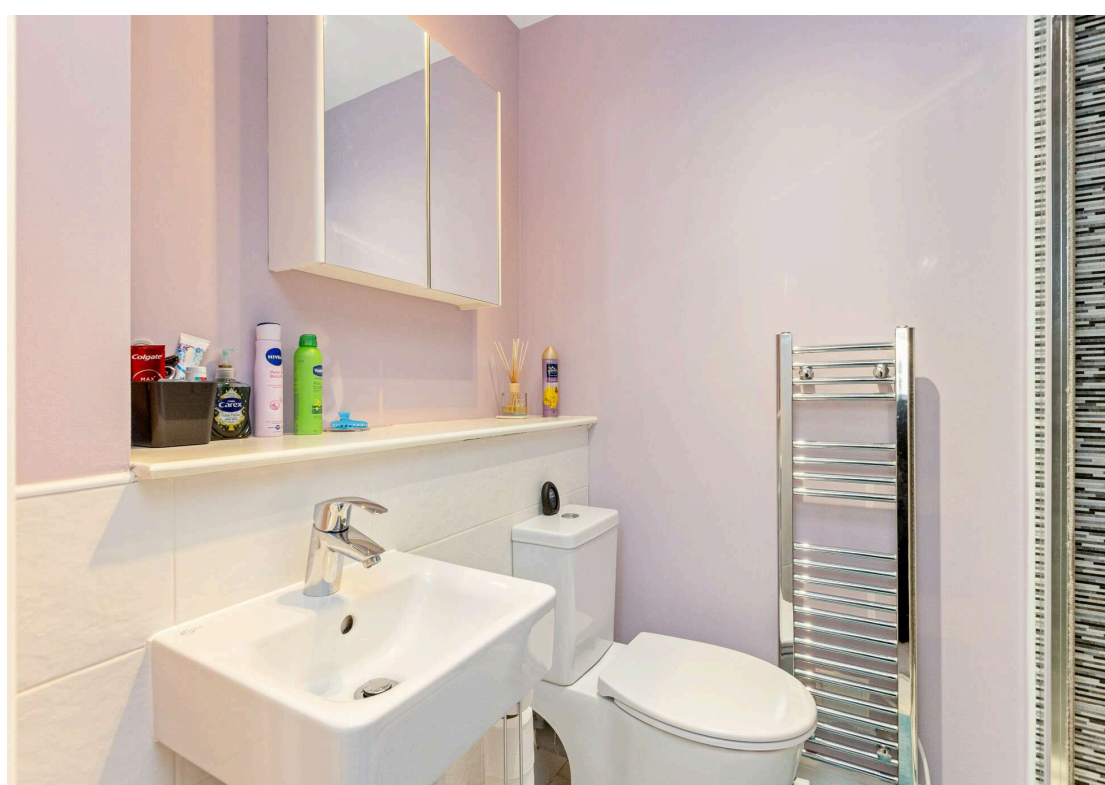
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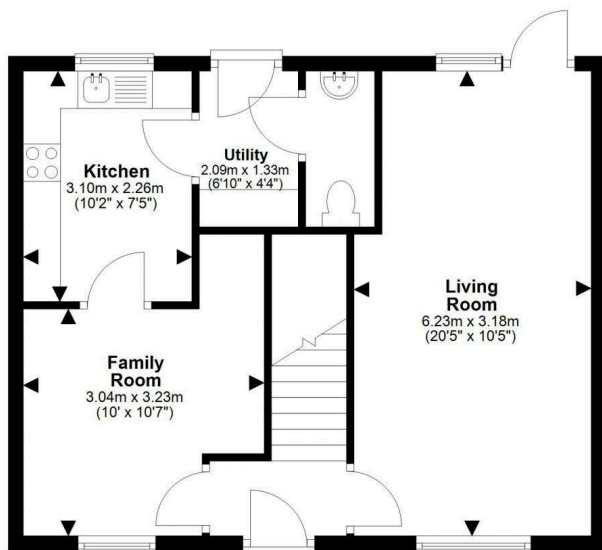




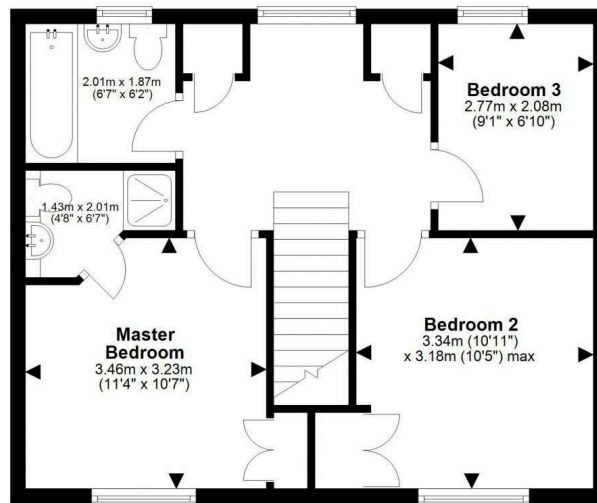








Ground Floor



First Floor

This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.



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CHARTERED FIRM



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