

# Peterkin & Kidd

Solicitors and Estate Agents

**41**

**MAITLAND ROAD  
KIRKLISTON, EH29 9AR**



**OFFERS OVER £275,000**

# 41

## MAITLAND ROAD KIRKLISTON, EH29 9AR

Situated in an established area within the village of Kirkliston, this detached villa is in an excellent location - local amenities and public transport links are within easy reach. The property, sold as seen, would benefit from modernisation and cosmetic upgrading.

The hall gives access to the ground floor accommodation and has an understair cupboard and a staircase with stairlift, leading to the upper floor.

The well-proportioned living room is situated to the front of the property with space for freestanding furniture. The gas fire and surround are included in the sale. Sliding astragalled doors lead through to the spacious dining room which has a window to the rear overlooking the garden.

The kitchen has windows to the side and rear and is fitted with a range of wall and base units with stainless steel sink and drainer, co-ordinating worksurfaces and tiling to splashback. The electric cooker, fridge freezer and washing machine are included in the sale but are not warranted. A door to the rear leads to the porch with a 2 piece cloaks/WC off.

The upper hall has a window to the side, a shelved cupboard and a hatch to the attic.

A double bedroom is situated to the front of the property with a part-combed ceiling, space for freestanding furniture and a shelved cupboard housing the hot water tank.

The second double bedroom is to the rear of the property with ample space for freestanding furniture, a built-in wardrobe and a window offering open aspects.

There is a further bedroom to the front, set up as a study, with an over stair wardrobe with hanging rail and shelving.

The fully tiled bathroom is fitted with a 3-piece suite comprising wash hand basin, WC and bath with shower. Windows offering twin aspects.

### ACCOMMODATION

Hall  
Living room  
Dining room  
Fitted kitchen  
Cloaks/WC  
3 bedrooms  
Family bathroom  
Gas central heating, double glazing, alarm

### GARDENS

There are well-tended gardens to the front and rear of the property.

The garden to the front is laid to lawn with shrub planting. To the rear, the garden is south facing with a further area of lawn and flower, shrub and fruit beds. There are two patios, one adjacent to the house and one to the rear. The greenhouse is included in the sale.

### GARAGE

There is a detached garage with electric door, power and light and a further door to the garden. The long monobloc driveway, with privacy hedging, provides parking for several cars.





## EXTRAS

All fitted carpets, floor coverings, curtains, blinds, gas fire and surround, white goods and the greenhouse are included in the sale.

## SITUATION

Kirkliston offers a choice of local shops together with nursery and primary schooling with secondary schooling available at South Queensferry where a further choice of specialist shops can be found, together with a Tesco Superstore. The Gyle shopping centre is also a short drive away. For the commuter, it is ideally placed for the M8/M9 motorways and the City Bypass. Edinburgh Airport is also within close proximity.

## VIEWING

By appointment with Property Department, Linlithgow on 01506 840000.

## OTHER

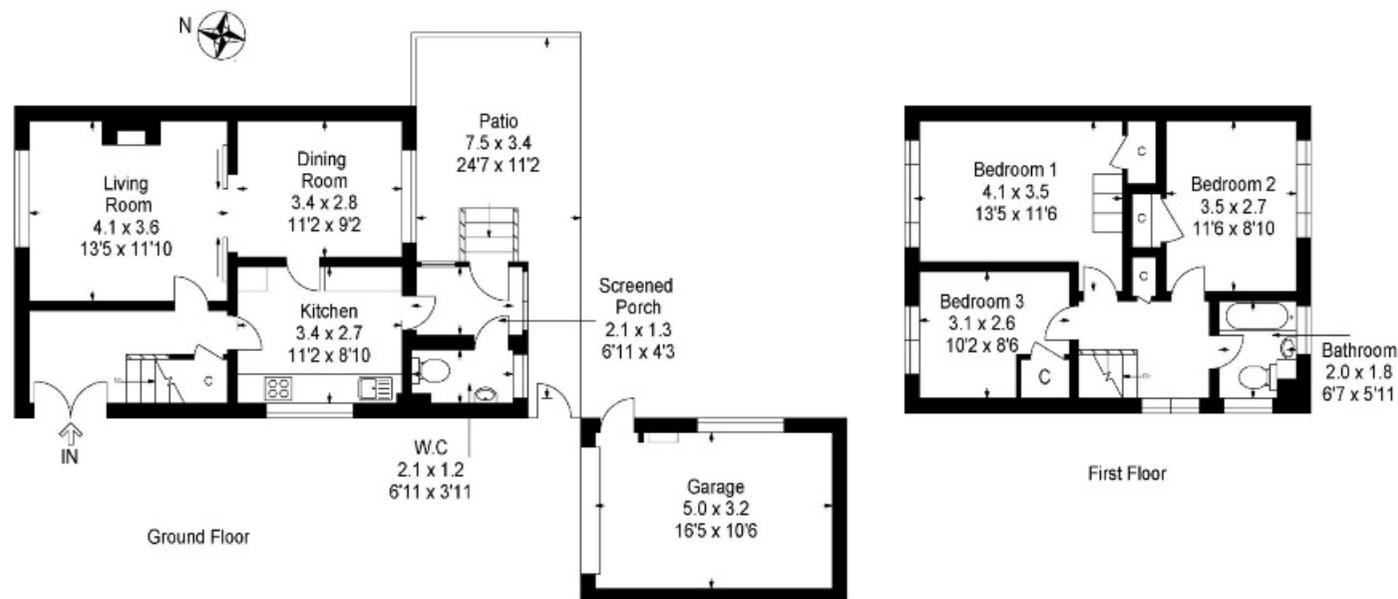
COUNCIL TAX BAND: E

These particulars are believed to be warranted and will not form part of any contract of sale. All measurements are approximate.



## WE CAN HELP

We offer a friendly and professional service to assist you through a successful sale and can provide you with quotes for estate agency and conveyancing in addition to arranging your Home Report for you at competitive rates.



vistaBee

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimensions and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (D 110827)

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*We can open doors for you*

**Linlithgow Office**

8 High Street  
Linlithgow  
EH49 7AF

[maildesk@peterkinandkidd.co.uk](mailto:maildesk@peterkinandkidd.co.uk)  
[www.peterkinandkidd.co.uk](http://www.peterkinandkidd.co.uk)

espc rightmove

s1homes.com

