



14 Dudgeon Place, Kirkliston

Offers Over £195,000



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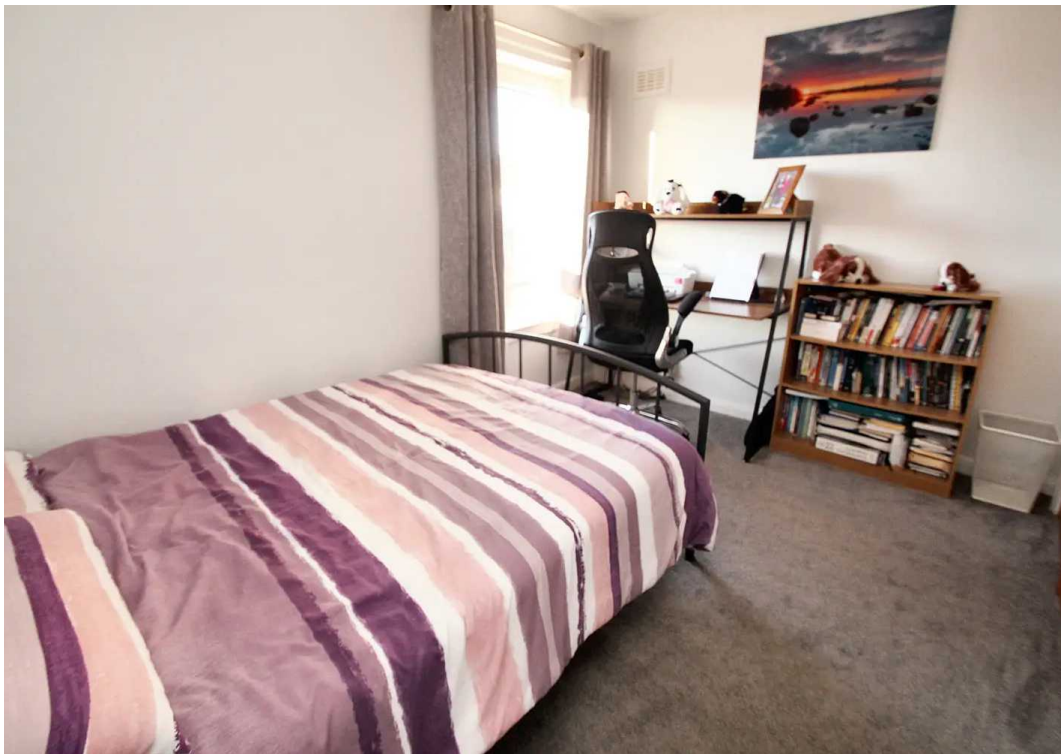
Kirkliston, Kirkliston

Well presented 2 bed semi-detached villa with double bedrooms & fitted wardrobes. Gas central heating, double glazing, cavity wall insulation. Enclosed rear garden with monobloc suntrap patio, carport, shed. Close to schools. Ample parking. Desirable family-friendly location. Council Tax band: D

Tenure: Freehold

- Two Double Bedrooms with Fitted Wardrobes
- Gas Central Heating with Combi Boiler
- UPVC double glazed windows, gutters and downpipes
- Cavity Wall Insulation
- Fully enclosed rear garden with monobloc suntrap patio
- Monobloc driveway for several cars
- Close to Primary School
- Queensferry High School catchment
- Car Port and shed





Vestibule

Access through timber door with opaque glazed inset. Laminate floor tiles. Opening to hall.

Hall

Doors to lounge/dining room, fitted kitchen and cupboard housing combi gas central heating boiler, gas and electric meters. Laminate flooring through hall and lounge/dining room. Carpeted staircase to upper landing and bedroom one. Radiator, downlighters.

Lounge/Dining Room

19' 0" x 11' 5" (5.79m x 3.48m)

Spacious room with full length window and vertical blinds. Ample room for table and chairs. Radiator.

Fitted Kitchen

11' 4" x 6' 10" (3.45m x 2.08m)

Bright kitchen fitted with base and wall mounted units, drawers, 1.5 bowl composite sink, side drainer and mixer tap, integrated fridge and freezer, complementary worktops with tiling above. The electric cooker and dishwasher are included in the sale but are not warranted. Front facing window. Vinyl floorcovering, vertical radiator, downlighters.

Upper Landing

Doors to bedrooms, bathroom and cupboard with shelf and hanging rail. Hatch to loft.

Bedroom One

12' 3" x 11' 6" (3.73m x 3.51m)

Spacious bedroom with front facing window. Double and single wardrobes with shelves and hanging rails. Radiator.

Bedroom Two

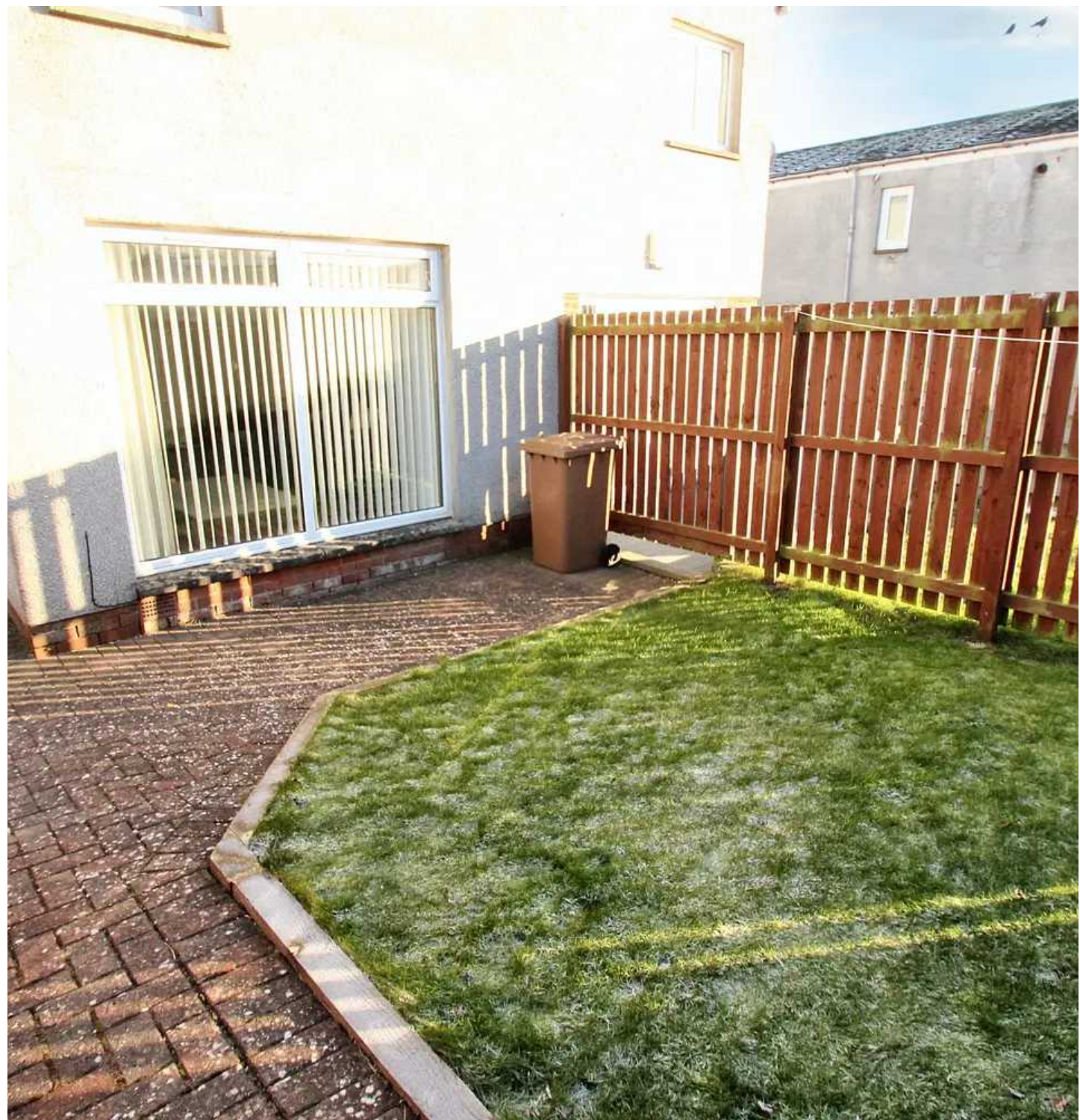
11' 5" x 8' 3" (3.48m x 2.51m)

Another good sized double bedroom. Rear facing window. Double wardrobe with shelf and hanging rail. Fitted carpet, radiator.

Bathroom

7' 8" x 4' 8" (2.34m x 1.42m)

Fully tiled and fitted with pedestal wash hand basin, low



GARDEN

Long garden to front laid to grass with monobloc driveway for several cars. The fully enclosed rear garden is also laid to grass with monobloc path and suntrap patio area. Rear gate allows easy access to the main street.

CAR PORT

1 Parking Space

Car port with shed attached.

DRIVEWAY

3 Parking Spaces

Monobloc driveway for several cars.



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CAR PORT

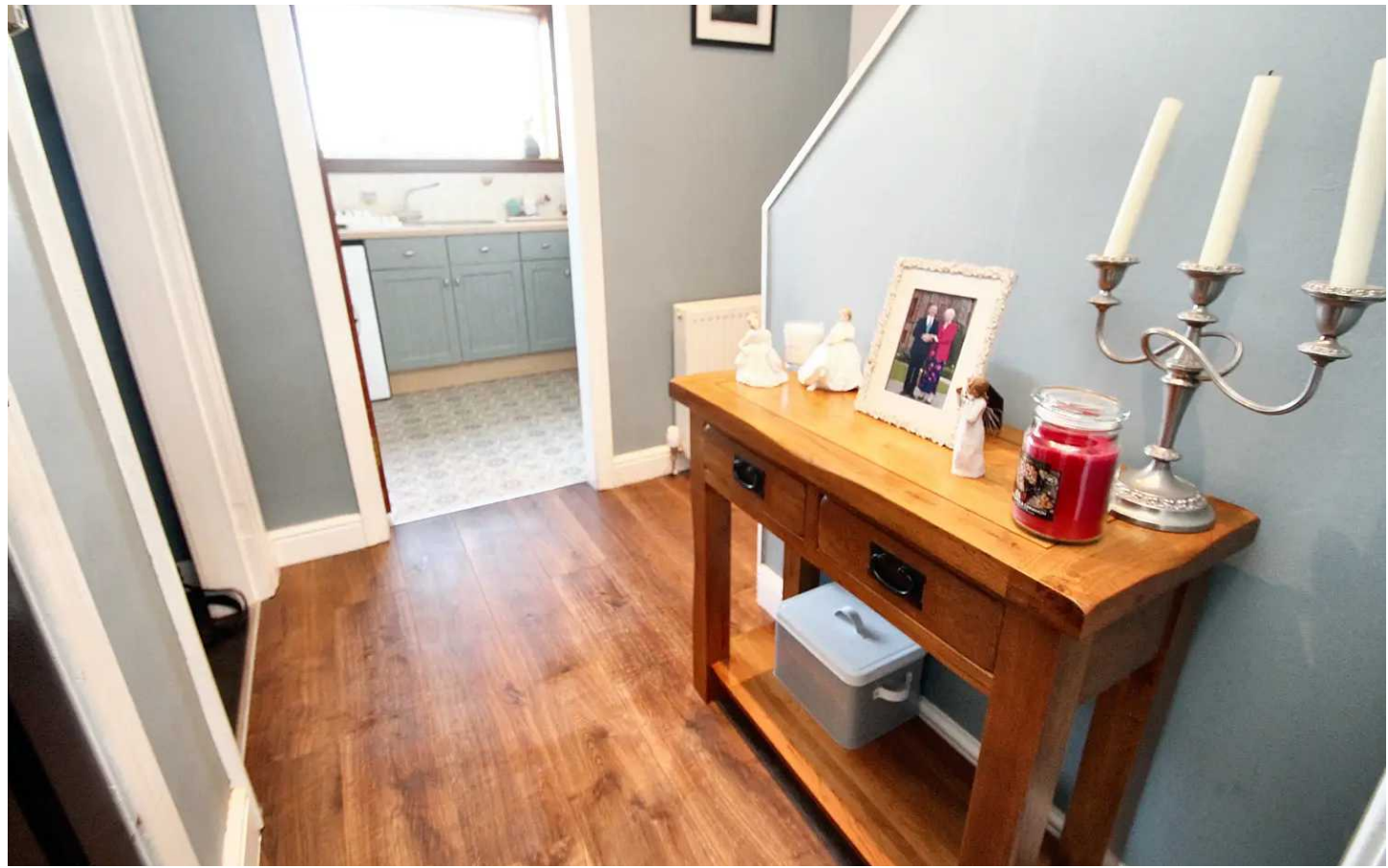
1 Parking Space

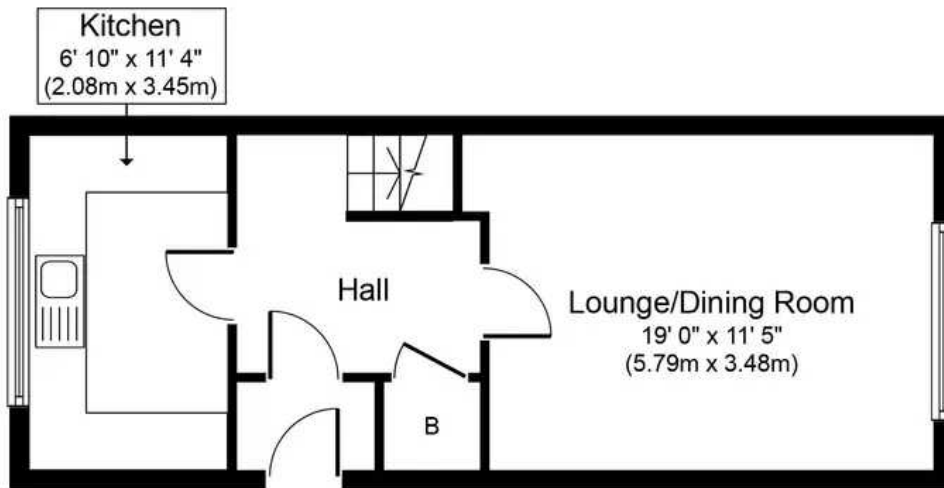
Car port with shed attached.

DRIVEWAY

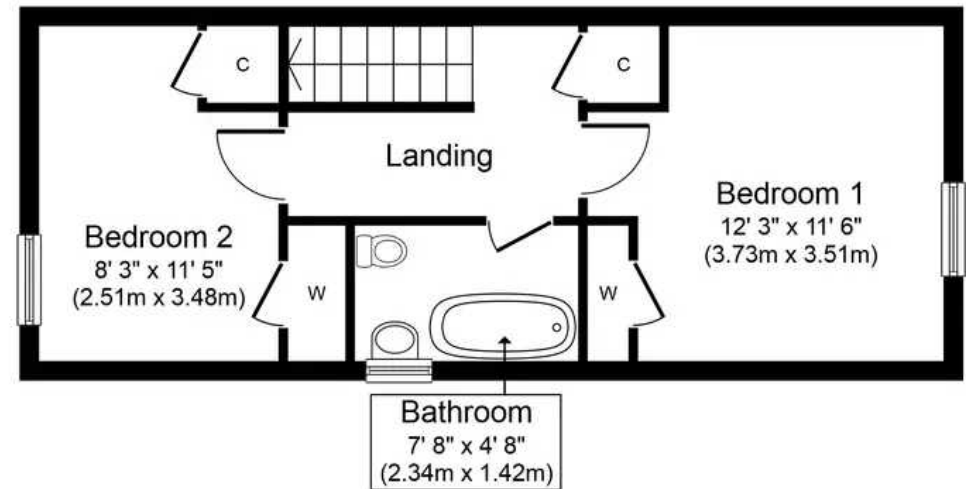
3 Parking Spaces

Monobloc driveway for several cars.





Ground Floor
Approximate Floor Area
358 sq. ft.
(33.3 sq. m.)



First Floor
Approximate Floor Area
358 sq. ft.
(33.3 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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