



41 Dundas Place, Kirkliston

Offers Over **£218,000**



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Kirkliston, Kirkliston

CLOSING DATE Wednesday, 16th June at 12 noon
Stylish Semi Detached Villa recently upgraded making a beautiful home which is a credit to its present o...

Council Tax band: TBD

Tenure: Freehold

- True move-in condition
- Sleek Kitchen and Shower Room
- Lounge/Dining Room with French Doors
- Two Double Bedrooms with Fitted Wardrobes
- Gas Central Heating with Combi Boiler
- Partially floored loft with Ramsay ladder
- Suntrap Rear Garden with decked patio and Wendy House
- Carport and Shed
- Driveway for another 2 cars
- Close to Primary School and Queensferry High School catchment



41 Dundas Place

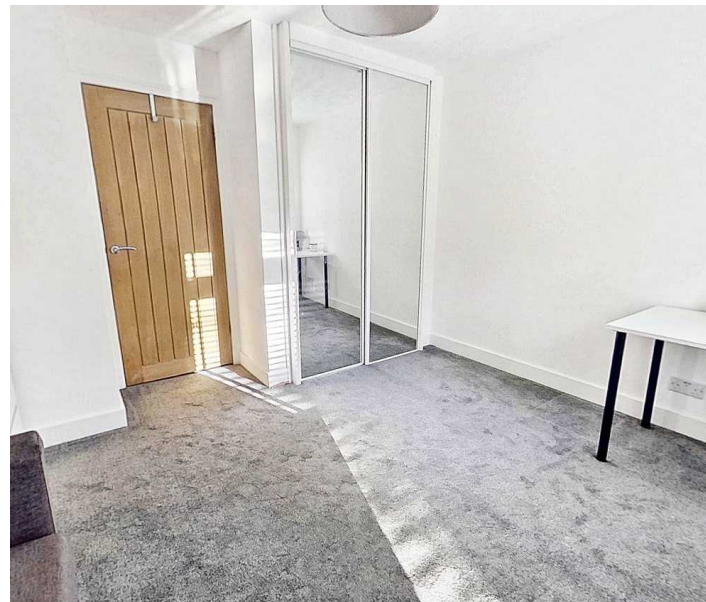
Kirkliston, Kirkliston

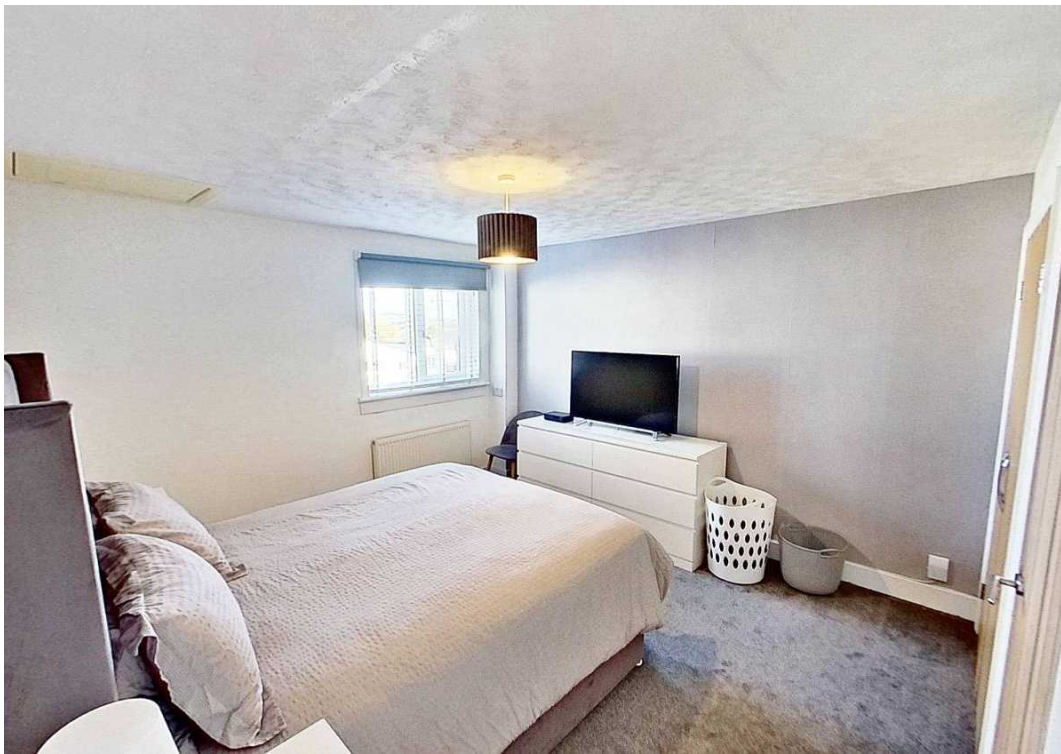
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Vestibule

Access through recently installed UPVC door with opaque double glazed inset. Glazed door to hall. Engineered wood flooring through vestibule hall, lounge/dining room and fitted kitchen.

Hall

Glazed doors to lounge/dining room and vestibule, bi-fold doors to fitted kitchen and door to walk-in cupboard with shelves and housing combi gas central heating boiler. Carpeted staircase to upper landing and bedrooms. Oak balustrade, radiator with cover.

Lounge/Dining Room

Appealing sitting/dining room with French doors and matching side windows leading to suntrap decked patio and garden beyond. Two radiators.

Fitted Kitchen

Fitted with sleek base and wall mounted units, drawers, eye level fan assisted oven and microwave, ceramic hob and glass splashback, extractor hood, 1.5 bowl stainless steel sink, side drainer and mixer tap, corner units with carousels, complementary worktops with stylish ceramic tiling above. The fridge is included in the sale but is not warranted. Front facing window with venetian blind. Downlighters, under unit lighting.

Upper Landing

Doors to bedrooms, shower room and cupboard with shelf and hanging rail. Hatch to partially floored attic with Ramsay ladder.

Bedroom One

Front facing window with venetian and roller blinds. Double fitted wardrobe offering shelf, hanging rail and light. Radiator.

Bedroom Two

Rear facing window with venetian and roller blinds overlooking parkland. Fitted wardrobe concealed behind sliding mirrored doors. Radiator.



GARDEN

The rear garden has a large south facing suntrap decked patio, lawn with shrub and flower borders. Shed with power currently housing fridge/freezer. Wendy house with power, light, fuse box, laminate flooring c/and urrently housing tumble drier. Gate to rear. Outside lights and water tap. The front garden is laid to lawn, again with shrubs and flowers

CAR PORT

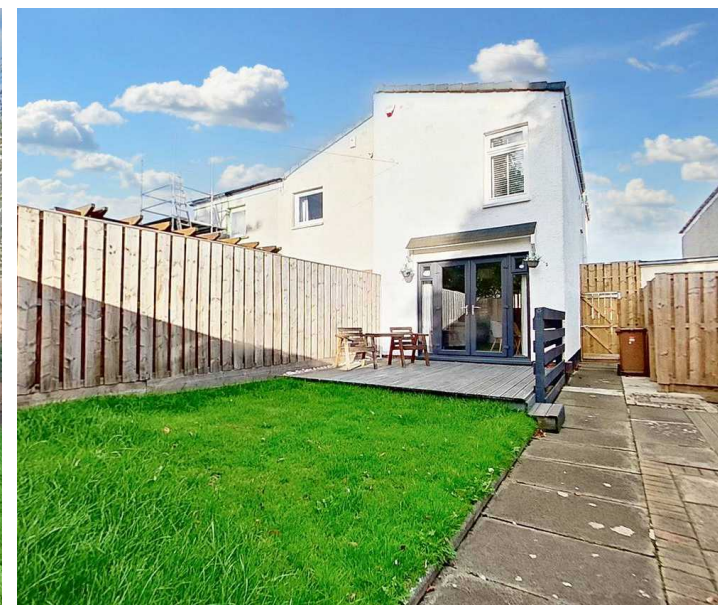
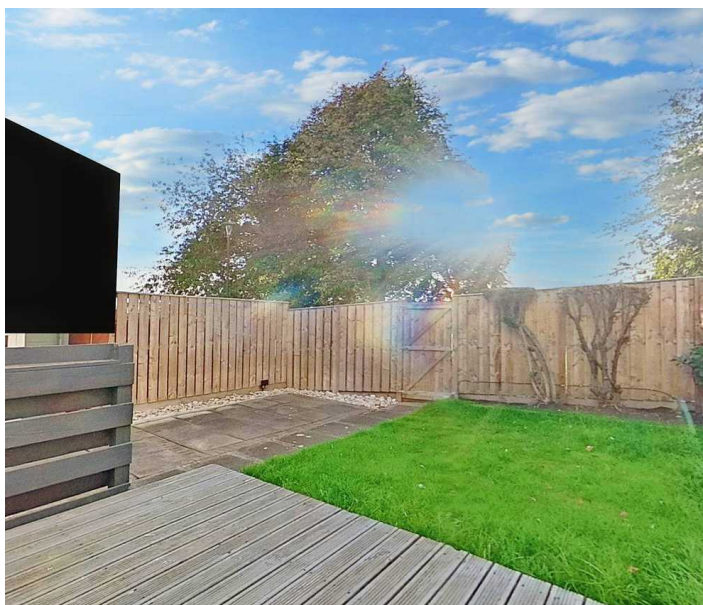
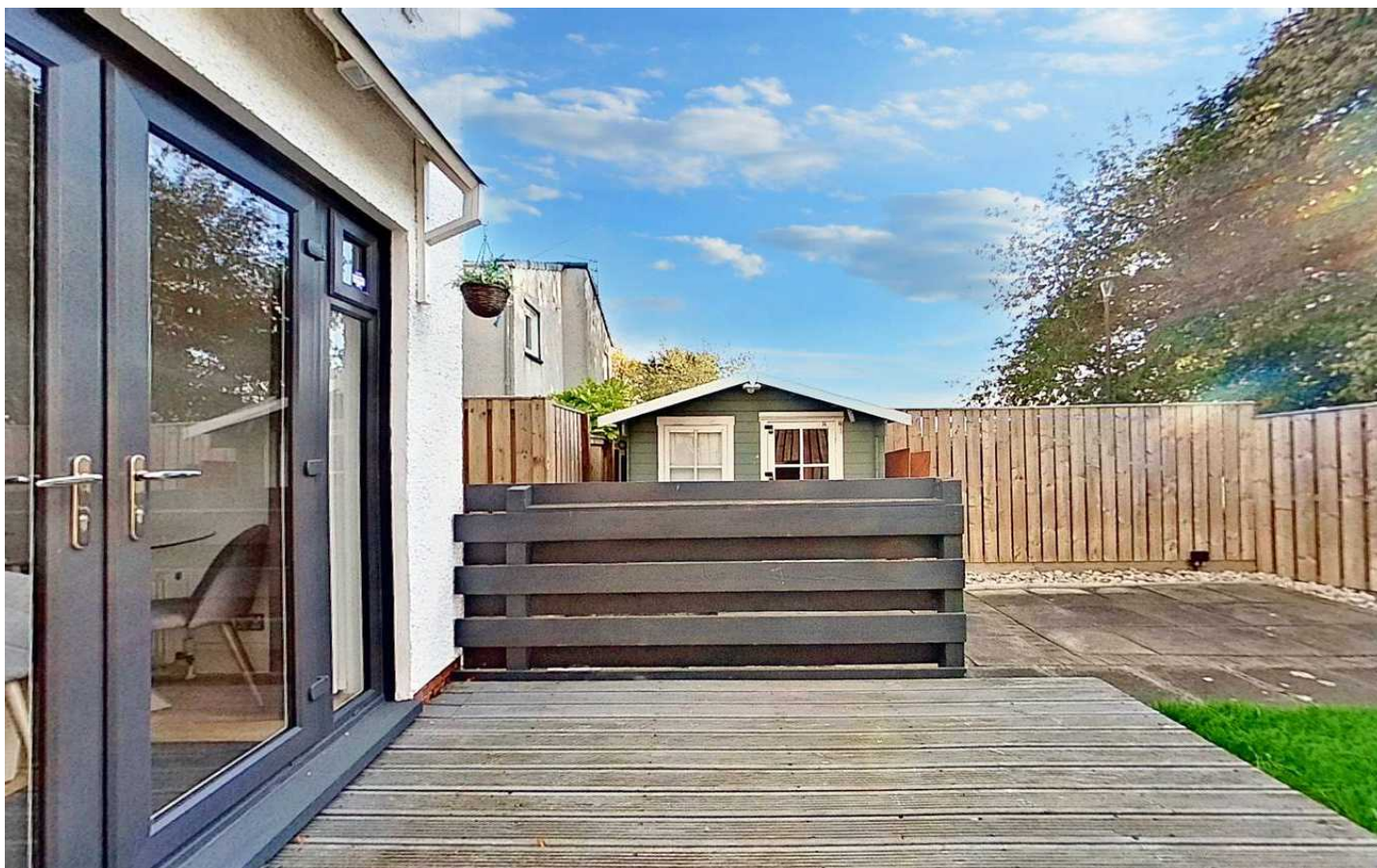
1 Parking Space

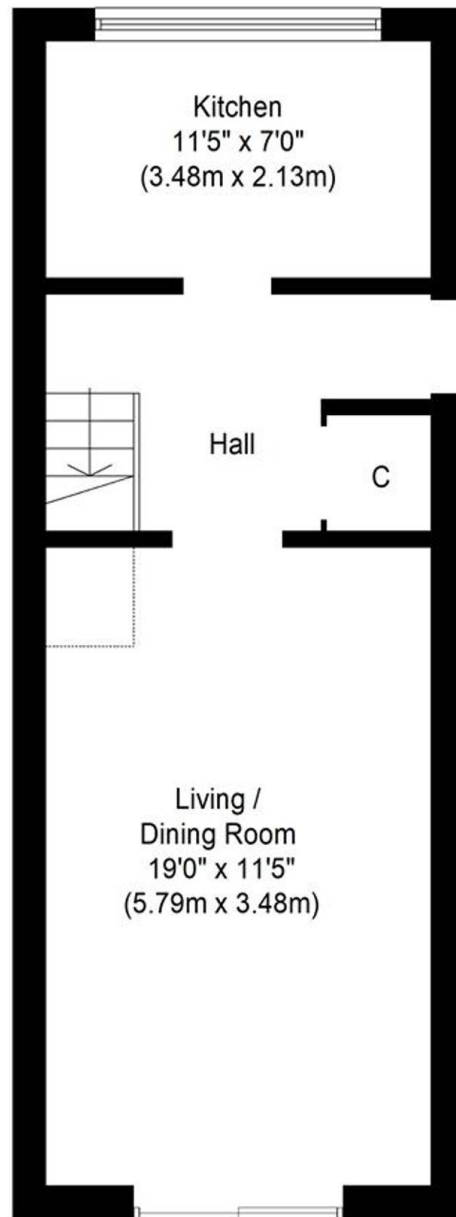
Ideally situated close to front door.

DRIVEWAY

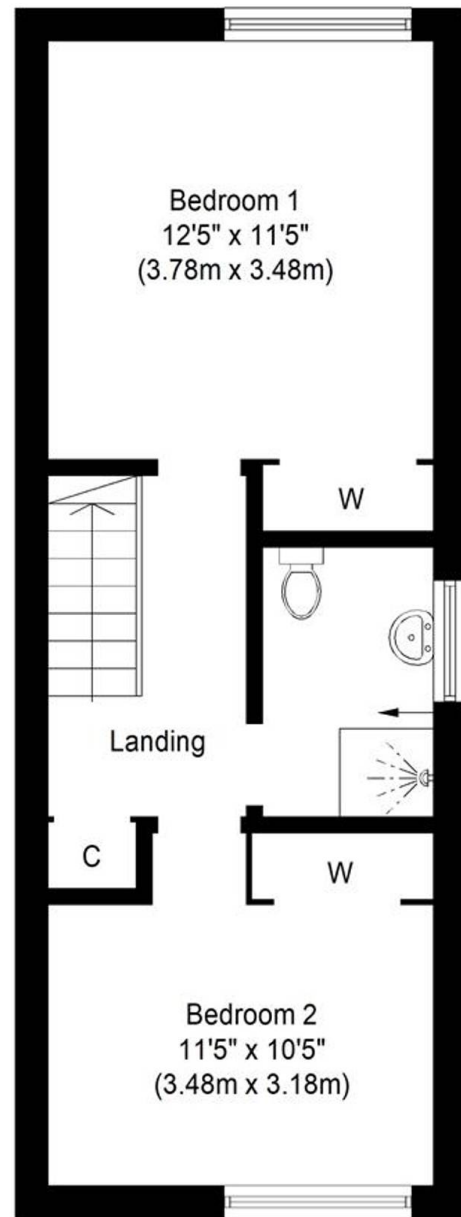
2 Parking Spaces

Slabbed driveway for another two cars.





Ground Floor
Approximate Floor Area
392 Sq. ft.
(36.4 Sq. m.)



First Floor
Approximate Floor Area
392 Sq. ft.
(36.4 Sq. m.)

Shower Room
8'0" x 5'0"
(2.44m x 1.52m)

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. 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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