



14 Manse Road, Kirkliston

Offers Over £315,000





# 14 Manse Road

Kirkliston, Kirkliston

Council Tax band: TBD

Tenure: Freehold

- Three Double Bedrooms/Two Downstairs
- Downstairs Shower Room and Upstairs Wc
- Large garage with shed attached
- Parking for several cars to front and side
- Summer House
- Gas Central Heating with Combi Boiler
- Log Burner
- Close to Kirkliston Primary and Nursery Schools
- Queensferry High School Catchment
- Easy access to M8 and M9 motorways









### Hall

Access through UPVC door with opaque double glazed insets and window above into welcoming T-shaped hall. Doors to lounge, fitted kitchen/dining room, two (downstairs) bedrooms and shower room. Vinyl flooring through hall and shower room. Quality carpeted staircase to upper landing. Wall mounted shoe cupboard, radiator.

### Lounge

15' 7" x 12' 10" (4.74m x 3.91m)

Delightful family sitting room with bay window venetian blinds and window seat. Log burner with quartz hearth and rear. Two stylish light fittings, radiator.

### Fitted Kitchen/Dining Room

13' 9" x 12' 5" (4.20m x 3.78m)

Spacious fitted kitchen with breakfast bar and four stools. Fitted with an abundance of base and wall mounted units, gas hob with glass splashback, electric fan assisted oven, extractor hood, stainless steel sink with mixer tap, quality worktops and complementary splashbacks. The American style fridge/freezer, washing machine and dishwasher are included in the sale but are not warranted. Dual aspect windows with venetian blinds. Vinyl floorcovering, radiator, downlighters. Glazed door to rear porch.

### Rear Porch

Cupboard housing combi gas central heating boiler, coat hooks and shelves. UPVC double glazed door to rear garden.

### Downstairs Bedroom

13' 1" x 9' 7" (4.00m x 2.92m)

Double bedroom with front facing window and venetian blinds. Two cupboards, one under stair and one shelved. Fitted carpet, radiator.

### Downstairs Bedroom

12' 6" x 10' 0" (3.81m x 3.05m)

Another downstairs double bedroom with rear facing window and roller blind. Large wardrobe offering an abundance of storage concealed behind sliding doors. Fitted carpet, radiator.

### Shower Room





## GARDEN

Large easily maintained rear garden with summer house and shed, mainly laid to chips, astro turfed suntrap patio and decked patio. The front garden area is also laid to chips.

## GARAGE

Double Garage

Exceptionally large garage with remote controlled door, side door, power and light.

## DRIVEWAY

5 Parking Spaces

Tarmac driveway for several cars to front and side of property.









## KnightBain Estate Agents

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