



RALPH SAYER
SOLICITORS & ESTATE AGENTS

10 Dundas Place

Kirkliston, Edinburgh, EH29 9BJ

10 Dundas Place

Welcome to a bright and spacious two-bedroom semi-detached house which is beautifully presented throughout to move-in standards. This charming home further benefits from a quality kitchen and two bathrooms, as well as generous storage to help keep the interiors neat and tidy. In addition, it has private parking for multiple cars and a family-friendly rear garden, which is fully enclosed and laid with a neat lawn and patio. Part of a desirable neighbourhood in Kirkliston, the property offers a village lifestyle on the edge of Edinburgh.

Extras: all fitted floor and window coverings, light fittings, an integrated oven and gas hob, a freestanding fridge, and a washing machine to be included in the sale.

Property Summary

- Semi-detached house in move-in condition
- Situated in the village of Kirkliston
- Attractive interior design throughout
- Welcoming entrance hall with storage
- South-facing living room with:
 - An oversized, full-height window
 - A handsome focal-point fireplace
- Well-appointed kitchen/dining room
- Two double bedrooms with wardrobes
- 3pc bathroom with overhead shower
- Contemporary 3pc shower room
- Carefully landscaped front and rear gardens
- Monoblock driveway leading to a carport
- Gas central heating and double glazing
- EPC Rating - C | Council Tax Band - D
- Home Report Value - £250,000







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Let us help you find your next
dream property!



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DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

