



13 Carmel Avenue
KIRKLISTON | EH29 9DA


warners
solicitors & estate agents



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Situated in the popular residential town of Kirkliston, lying west of Edinburgh city centre, Warners are delighted to offer to the market this bright and well-proportioned two-bedroom, semi-detached house to the market. Making ideal accommodation for first-time buyers, investors or those looking for an abundance of outdoor space, early viewing of this fine property is highly recommended.

The accommodation is comprised of a welcoming entrance hallway, dual-aspect living/dining room with patio doors leading out to the rear garden, practical kitchen with a range of wall and base units together with two large storage cupboards, two spacious double bedrooms with spotlights and built-in wardrobes and is completed with a fully tiled, three piece shower room with walk-in shower. Externally, the property benefits from impressive garden space to the front and rear with a south-facing rear garden offering an idyllic setting for alfresco dining or landscaping for those with green fingers.

- Bright and spacious two-bedroom house
- Dual-aspect living/dining room with patio access to garden
- Practical kitchen with ample storage
- Two well-proportioned double bedrooms with built-in storage
- Full-tiled shower room
- Impressive garden grounds with south-facing rear garden

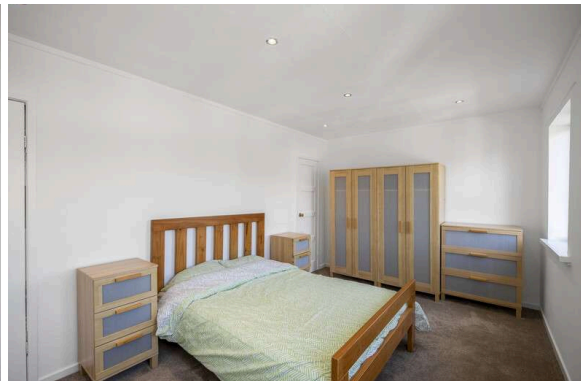
Extras included in this sale are the fridge, dishwasher, washing machine and tall bookcase and curtains from lounge. Wicker chair, chest of drawers, two wardrobes and two bedside cabinets from bedrooms also included in the sale. EPC rating C

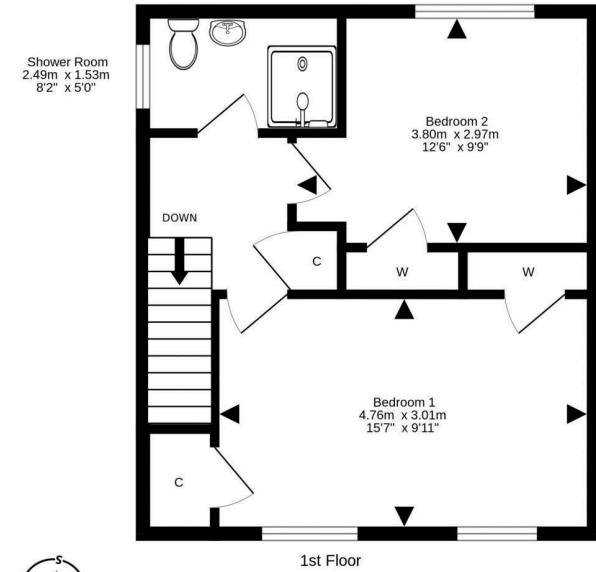
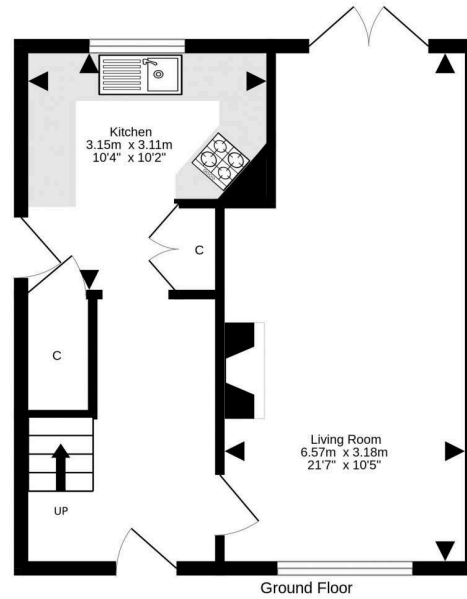
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.





Kirkliston is a beautiful, rural village surrounded by rolling farmland and woodland. Steeped in history, Kirkliston originally appears in documents as the location of the first recorded Scottish parliament in 1235. The village boasts a fine selection of local amenities including shops, a post office, pubs and cafés, and is just a short drive from The Gyle shopping centre, where you will find a host of well-known retailers and restaurants. Dalmeny train station and further shopping facilities are available in nearby South Queensferry, and, of course, Edinburgh's shops, nightlife and other attractions are within easy reach. Education is provided at Kirkliston Primary, which enjoys an excellent reputation, while secondary pupils are educated at nearby Queensferry High. Kirkliston has a wide range of recreational activities at its well-equipped leisure centre and the surrounding countryside offers a wealth of outdoor pursuits such as walking, golf courses, cycling and horse riding. Kirkliston is conveniently located for Edinburgh City Bypass, the M8/M9/M90 network, Queensferry Crossing and Edinburgh Airport, making it popular with commuters looking to escape to the countryside





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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