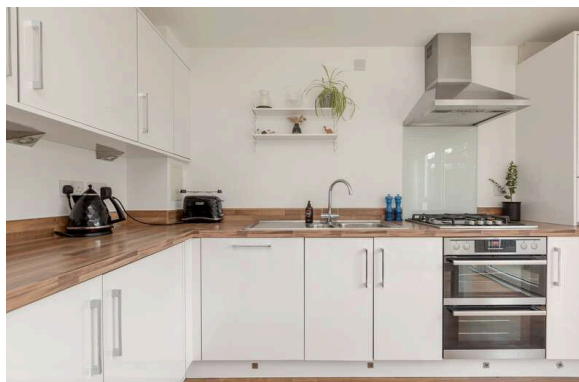
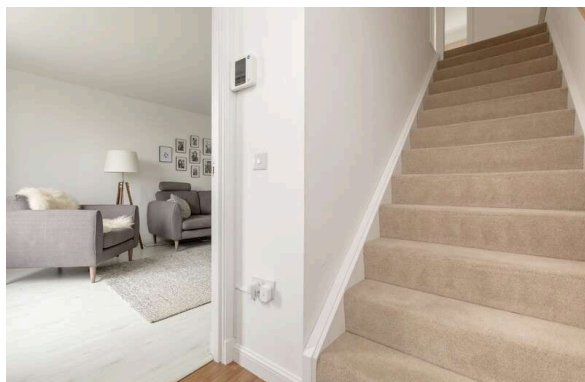




69 Kirklands Park Street
KIRKLISTON | EDINBURGH | EH29 9EY


warners
solicitors & estate agents



69 Kirklands Park Street

KIRKLISTON | EDINBURGH | EH29 9EY

Set on a quiet development in the popular village of Kirkliston to the West of Edinburgh is this immaculately presented three-bedroom end terraced home with front and back gardens and an allocated parking space. Boasting stunning interior and an open plan dining kitchen this property would make an ideal family home surrounded by quick transport links, excellent local amenities and vast open green spaces.

The accommodation comprises welcoming entrance hallway, bright and spacious living room with storage, kitchen/dining area with patio doors which lead to the well landscaped rear garden. The fully fitted kitchen comprises dishwasher, washing machine, double oven, gas hob and fan, fridge/freezer, dining area, boiler cupboard and gives access to the rear garden. There is also a new utility area with space for a tumble dryer and downstairs wc. Upstairs comprises three well-proportioned bedrooms, two with built in wardrobes and the master with a walk in shelved cupboard and the home is completed by a stylish bathroom with shower over bath. Externally the property benefits from a fully enclosed rear garden laid to lawn with a patio area. The property also benefits from an insulated attic, gas central heating, double glazing, an allocated parking space and ample off street parking. Early viewing is essential to fully appreciate this home and it's well-connected location.

Included in the sale are all curtains, blinds and integrated appliances (washing machine, oven and dishwasher), wall mounted tv brackets, all mirrors except the one in the sitting room, all lighting (except the one in the sitting room but this will be replaced),shelves and garden furniture. There are other items of furniture available to purchase by separate negotiation with the seller .

EPC rating is C.

- Welcoming hallway
- Kitchen/dining with patio doors to the garden
- Three well-proportioned bedrooms
- Stylish bathroom
- Gas central heating and Double Glazing
- Front and rear gardens
- Allocated parking space and insulated Attic

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 cafes, and is just a short drive from the Gyle shopping centre, where you will find a host of well-known retailers and restaurants.

There is a new Italian restaurant on the same road as the property, and the area boasts a brand new nursery and early years centre. 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.

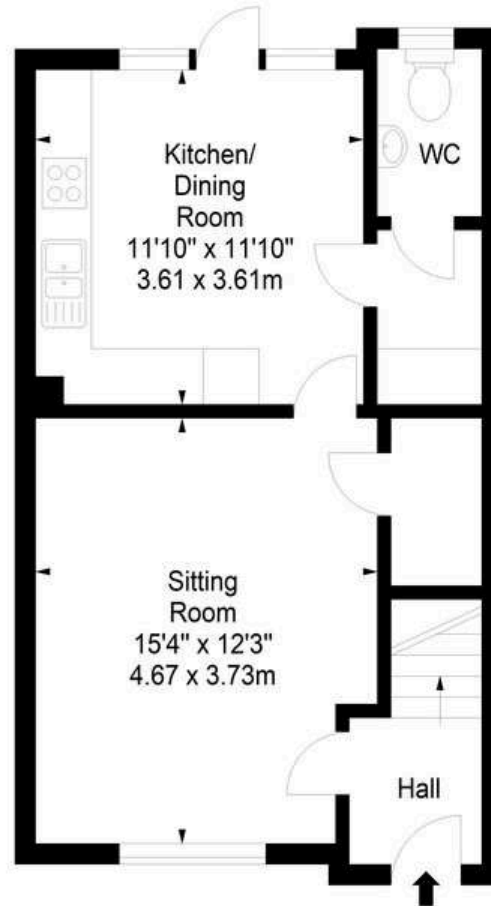




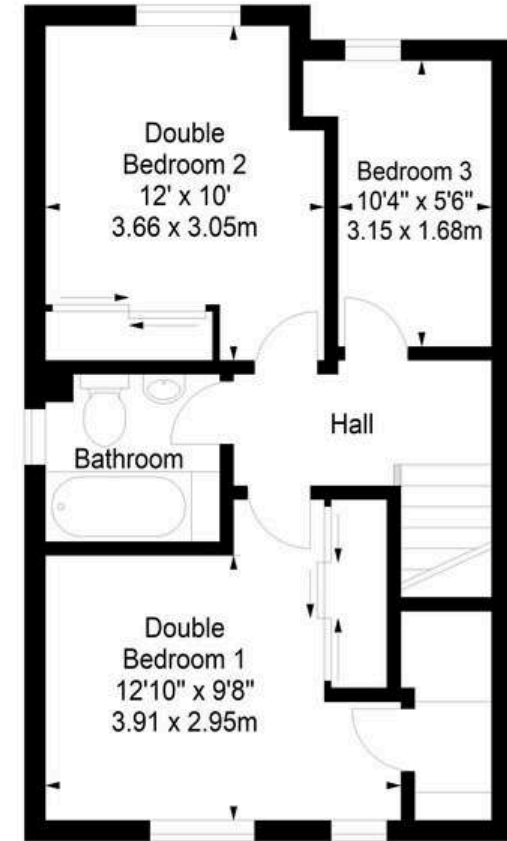
Kirklands Park Street, EH29 9EY



Approx. Gross Internal Area
 897 Sq Ft - 83.33 Sq M
 For identification only. Not to scale.
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Ground Floor



First Floor