



30 Todshaugh Gardens
KIRKLISTON | EDINBURGH | EH29 9GE


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Excellent family sized accommodation is on offer within this most appealing four bed detached villa, which boasts a fully enclosed private garden and a pleasant open outlook to rear. The village itself is home to a variety of amenities for its residents, whilst the Gyle Shopping Centre and the main transport links are within easy reach.

This lovely home occupies a peaceful spot adjacent to open amenity ground on this sought after modern development. The particularly light, spacious and flexible accommodation benefits from all modern comforts and provides plenty space for a family to spread out. Public living areas include a comfortable living room facing to the front, and, with direct access to the rear garden, is the attractively fitted kitchen featuring white gloss units and ample floor space for family dining. There's a handy utility room and WC accessed from the kitchen. Upstairs you'll find four bedrooms, two with built-in wardrobe space, an en-suite with a large shower cubicle off the main bedroom, and the family bathroom. A monobloc drive with parking space for two cars leads up to the integral garage with power and light. A great feature is the generous sized private rear garden, fully enclosed and safe for young children, comprising a lawn, patio and covered seating area.

- Living room
- Kitchen/dining room with French door to garden
- Handy utility room
- Downstairs WC
- Entrance hall
- Principal bedroom with walk-in wardrobe and en-suite
- Three further bedrooms
- Family bathroom
- Gas central heating
- Double glazing to the front, and sound insulated double glazing to the rear
- Garage
- Monobloc two car driveway
- Fully enclosed rear garden with an open outlook and patio

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



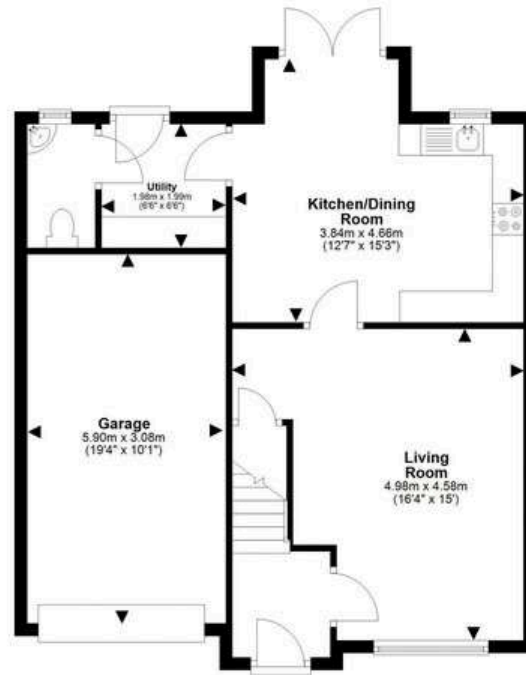
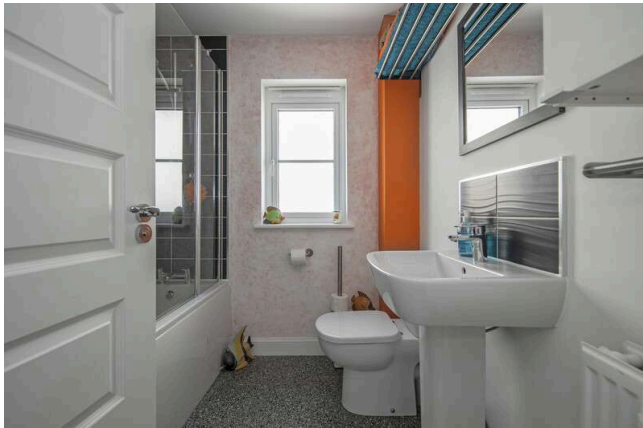
All fixed blinds will be included in the sale.

EPC rating C. Council Tax Band F.

Factor: A quarterly charge of approximately £26 is payable to James Gibb for the upkeep of the shared garden grounds.

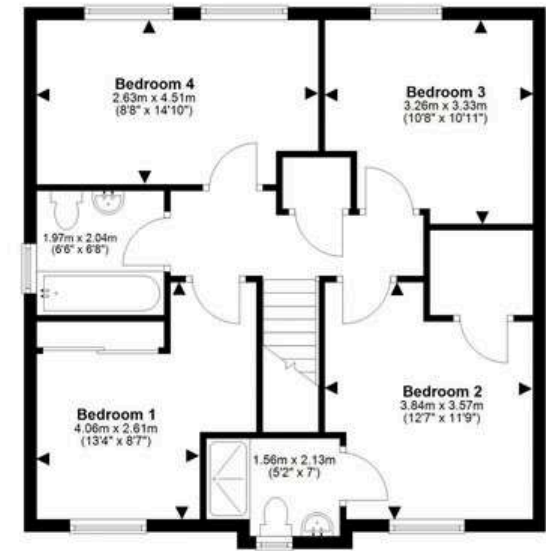
Kirkliston is a beautiful, rural village surrounded by rolling farmland and woodland. Steeped in history, Kirkliston originally appears in documents as the location of the first recorded Scottish parliament in 1235. The village boasts a fine selection of local amenities including shops, a post office, 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.





Ground Floor

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



First Floor