



6 Housefield Drive
KIRKLISTON | EDINBURGH | EH29 9FX


warners
solicitors & estate agents



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Well presented semi-detached villa forming part of a select modern development in a popular residential area. Boasting south facing back garden and private allocated parking bay, this most attractive property represents an ideal home for a couple or small family. The living room enjoys a bright south facing aspect and a tranquil setting to the rear of the property, with patio doors which give direct access to the garden and offers ample space to accommodate both seating and dining furniture. The well appointed breakfasting kitchen is fitted with modern wall and floor units with space for appliances and a small table. The ground floor accommodation is completed by a useful WC. On the upper floor, the principal bedroom benefits from fitted wardrobes and a modern en-suite shower room with electric shower, and there is a further double bedroom with fitted wardrobes and a bright single bedroom/study. The accommodation is completed by a family bathroom. Further benefits on offer include Hive system gas central heating, double glazing, and attic access, and externally a south facing child and pet friendly enclosed garden with decking area, shed, bike storage and gate to allocated parking space .

- Well presented semi detached villa
- Entrance hallway with storage and handy WC
- Living/dining room with patio doors to south facing rear garden
- Contemporary fitted breakfasting kitchen
- Principal bathroom with fitted wardrobes and en-suite shower room
- Two further bedrooms, one with fitted wardrobes
- Family bathroom
- Gas central heating and double glazing
- Attic access
- South facing enclosed rear garden with decking area, shed and secure bike store
- Allocated parking space

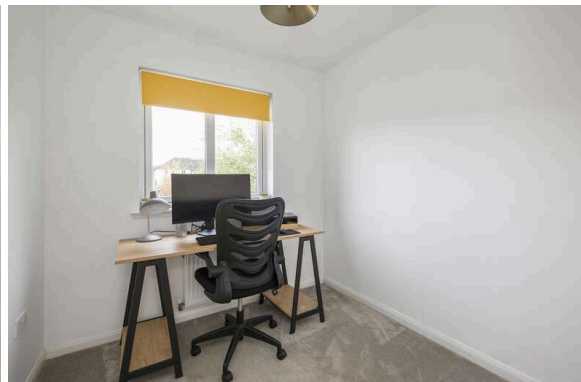
Extras: All carpets, blinds, fridge/freezer, oven, washing machine, shed and lockable bike store will be included. EPC Rating Band C.

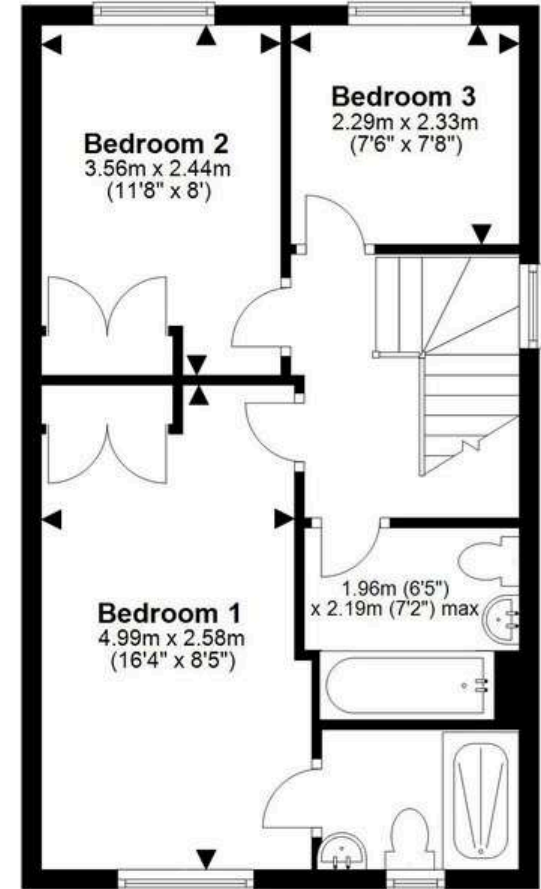
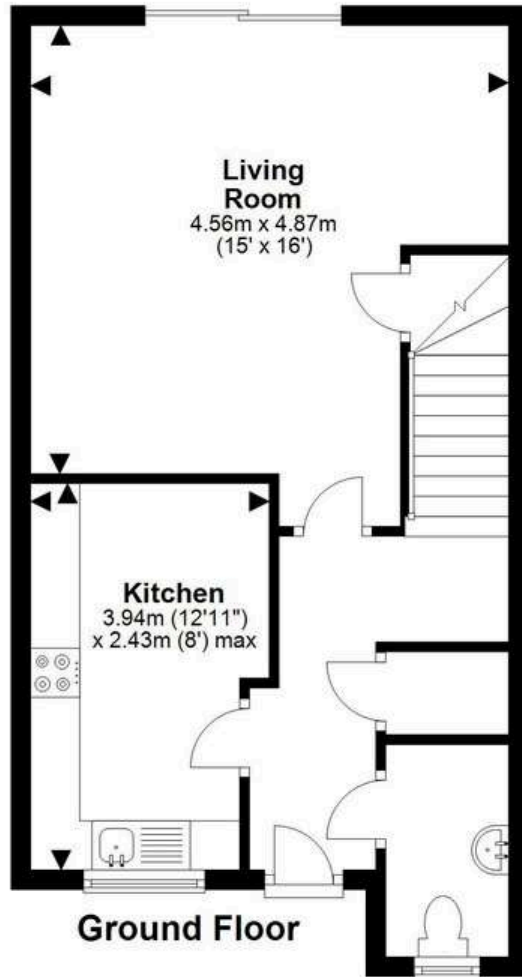
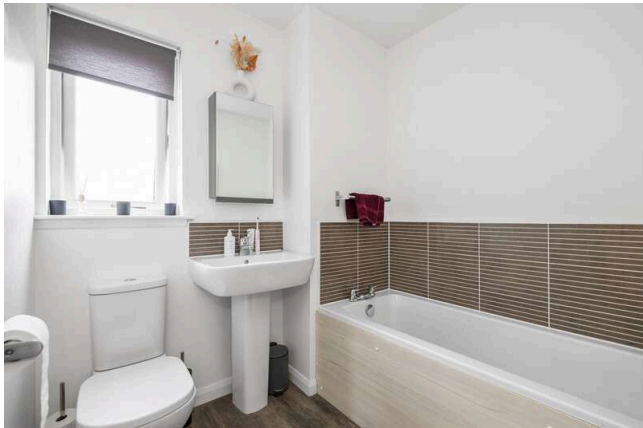
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



FACTORS: Spiers Gumley and Scottish woodland. Spiers Gumley - no monthly set charge approx £30-£45 every 3 months Scottish woodland - approx £14 pcm.

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 Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.