



9 Parliament Loan
KIRKLISTON | EH29 9GZ


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This modern four bedroom townhouse features an integral single garage and utility area on the ground floor along with a garden room and cloakroom, which could also be used for guest accommodation for visiting friends and family.

The first floor has a contemporary kitchen dining with a Juliet balcony overlooking the rear garden and a spacious lounge to the front. There is also a single bedroom and cloakroom with storage.

On the top floor there is a double bedroom, single bedroom, main bedroom with ensuite and a family bathroom.

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.

PRICE & VIEWING:

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



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