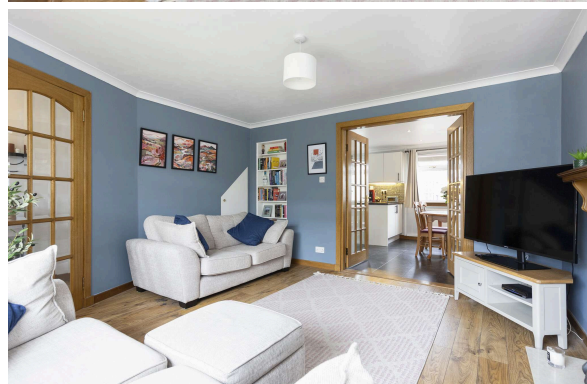




60 Allan Park  
KIRKLISTON | EDINBURGH | EH29 9BP

  
**warners**  
solicitors & estate agents





## 60 Allan Park

KIRKLISTON | KIRKLISTON | EH29 9BP

Superbly presented family accommodation is on offer within this most appealing 3 bed semi-detached villa, quietly situated on a sought after development with the High Street amenities and access to the main motorway network close at hand.

This lovely home is beautifully presented throughout and features on-trend decor, stylish modern fittings and a landscaped private garden, fully enclosed and safe for children or pets. A feature fireplace is the focal point within the comfortable living room, where French doors lead through to the kitchen/dining room. Here you'll find a good range of modern base and wall mounted storage units, set against mosaic tiled splash-backs. Upstairs are three bedrooms, two of which benefit from built-in wardrobe space, plus a modern bathroom boasting an on-trend blue vanity unit housing a bowl wash-basin, and a shaped bath. The pebbled private front garden has a selection of mature shrubs and is flanked by a monoblock driveway leading up the side of the house to the garage at the rear. Fully enclosed private gardens to rear are landscaped for ease of maintenance and include an elevated patio area for outdoor relaxation.

- Walk-in condition interior
- Living room with feature fireplace
- Attractively fitted kitchen/dining room
- Three bedrooms
- Excellent storage - built-in wardrobes in two rooms
- Contemporary style family bathroom
- Hallway
- Gas central heating
- Double glazing
- Fully enclosed landscaped rear garden
- Front garden
- Long driveway leading to garage at rear
- EPC rating C
- Council Tax Band D
- There is no Factor associated with the property

Included in the sale will be the blinds and curtains, and kitchen appliances.

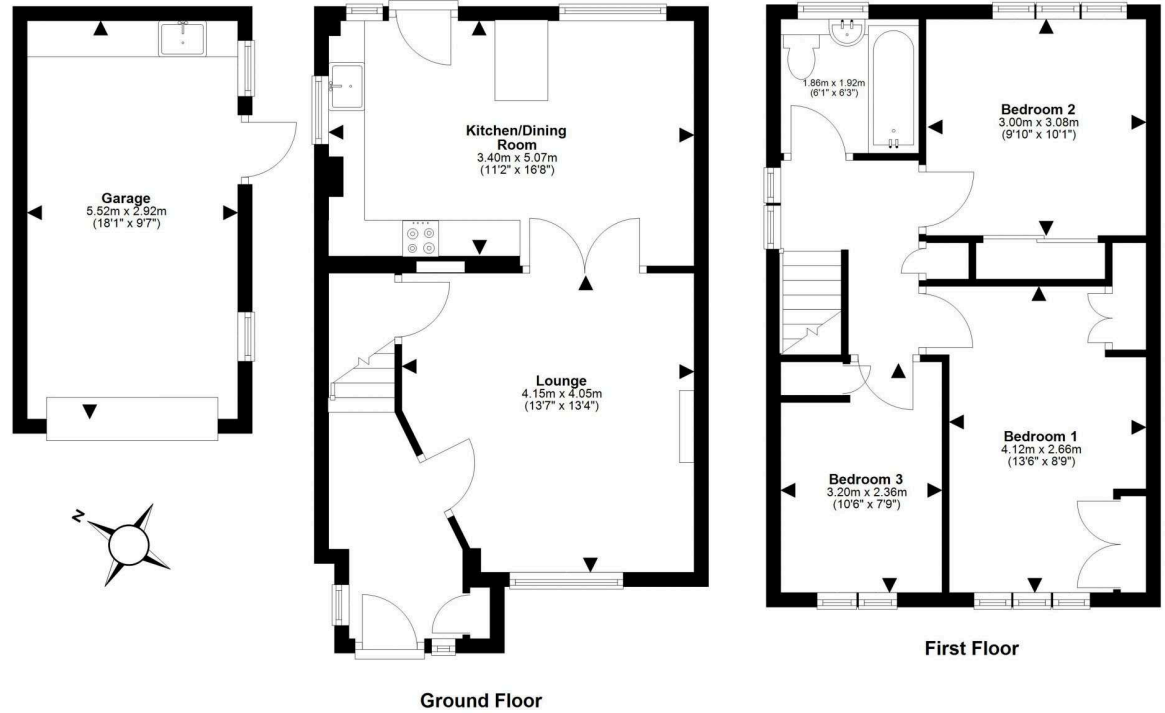
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



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. 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.







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